

Guidelines for the Development
Of Milner Gardens and Woodlands,
Qualicum Beach, British Columbia
Historic Conservation at Work

By

Meredith Mitchell

A Practicum submitted in partial fulfillment
Of the requirements for the Degree
Master of Landscape Architecture

Master of Landscape Architecture

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**GUIDELINES FOR THE DEVELOPMENT OF MILNER GARDENS AND
WOODLANDS, QUALICUM BEACH, BRITISH COLOMBIA
HISTORIC CONSERVATION AT WORK**

BY

MEREDITH MITCHELL

**A Thesis/Practicum submitted to the Faculty of Graduate Studies of The University of
Manitoba in partial fulfillment of the requirement of the degree
of**

MASTER OF LANDSCAPE ARCHITECTURE

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**Guidelines for the Development
Of Milner Gardens and Woodlands,
Qualicum Beach, British Columbia:
Historic Conservation at Work
Masters Practicum
Meredith Mitchell
March 2002**

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Part One:
Context and Resources

Chapter One: Introduction

Issues

The primary issue being studied in this practicum is the conservation and reuse of a heritage site. Heritage sites are a non-renewable resource. Once they are disturbed, information on the site or objects is lost. In particular, historic landscapes are at risk because plant material is constantly changing. It is important that historic sites and heritage landscapes are researched, documented, and managed carefully to protect the heritage character.

There is a growing pressure in increasingly dense cities to redevelop older properties into more useable and marketable space. In these situations, heritage sites should be treated as potential resources in themselves, as revenue generators and as utilities for the community. For the most part, heritage buildings and landscapes need less money and resources to be serviceable over the long term, than building a new structure and infrastructure. There is a large amount of research and documentation on how the economy of an area and the community is affected by heritage conservation efforts. An example for further reading is the book written by Donovan Rypkema, The Economics of Historic Preservation; A Community Leaders Guide.¹

This work will discuss a series of concepts of Heritage Conservation that are defined as follows:

Heritage: what is or what may be handed on to a person from his or her ancestors; inheritance.²

Conservation: all acts or processes that are aimed at safeguarding the characteristic defining elements of a cultural resource so as to retain its heritage value and extend its physical life.³

Character Defining Elements: the materials, forms, spatial configurations, uses, and cultural associations or meanings that together comprise the heritage value of an historic place, and which must be retained in order to preserve its heritage value.⁴

¹ Rypkema, Donovan D., The Economics of Historic Preservation; A Community Leaders Guide, National Trust for Historic Preservation, Washington DC, 1998

² Avis, Walter S. et al, Gage Canadian Dictionary, Gage Educational Publishing Company, Toronto, 1983

³ Fulton, Gordon W. Ed., Draft Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada Agency, Fourth Draft, Oct. 2001, p.2

⁴ *ibid*, p.2

Cultural Resource: a building, site, district, object, structure, landscape, or association that has been evaluated as historically significant.⁵

Heritage Value: the aesthetic, historic, scientific, social, or spiritual importance or significance for past, present, or future generations.⁶

Other topics in this work that will be discussed are: Design and Master Planning of a Public Use Facility, Coordination of Client Objectives and Heritage Conservation, and Coordination of a Public Use Facility with a Private Educational Resource.

This practicum is primarily concerned with the conservation of the heritage landscape designed by Veronica Milner, the previous owner of Milner Gardens and Woodlands, an adjunct facility of Malaspina University College.

This practicum follows these basic premises:

- 1) Heritage is a non-renewable resource and as such should be conserved carefully and, only if necessary, modified in such a way as to not damage the significance that makes it heritage.
- 2) Landscape materials change through time. They grow larger, change shape, age, and die; this is a natural process in a landscape.
- 3) Plant materials have characteristics that make them individual. Particularly fine specimen material should be evaluated, documented, and treated separately.
- 4) Heritage Preservation does not preclude the reuse of a heritage site or object for an economically viable development. In many cases, the preservation of a heritage site or object adds additional value, interest, and opportunity to what would be an otherwise common venture.

The proposed designs in this work are based on the respect of the integrity of the existing buildings, structures and landscape and the acknowledgment of the original design concept of Veronica Milner. An emphasis is placed upon the protection and enhancement of the heritage character of the site and the priority that no damage must be done to the cultural resources that make it significant.

⁵ National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, U.S. Department of the Interior, National Park Service, Cultural Resources, 1995, p.53

⁶ See footnote 3

Objectives

Specific objectives of this practicum are as follows:

- To explore the implications of adapting a heritage site to modern use.
- To understand the relationship of site design, client objectives and practical applications.
- To create a reference guide for the owners of the site to use as suggestions for future development.
- To demonstrate a plan of action that the owner, consultants and others may use as a model and case study.
- To establish a reasonable level of quality of design and materials that can be used by owners, contractors, officials, producers, manufacturers, landscape and architectural designers, specifiers, planners and others.

Final product

The primary goal of the owners, Malaspina University College and the Milner Gardens and Woodlands Committee is the overall adaptation of a private residential estate to a public horticultural garden and educational facility for the students in the Horticulture Technician Program at the University-College. To this end, this practicum will suggest practical and esthetic solutions to the redesign of this site.

The primary focus of this study is to establish a series of guidelines and recommendations to facilitate the conservation and adaptation of a private heritage landscape and residence into a publicly accessible horticultural school and garden.

The final product will be a report with development guidelines, design guidelines, maps, plans, details, and illustrations, with additional appendices.

Methodology

First, interviews were conducted with the owner of the site, Veronica Milner; the Director of the Horticulture Technician Program at Malaspina University College, Jim Cadwaladr; and with the person writing a biography of Veronica Milner, Margaret Cadwaladr. History of the property and its owner was gathered with the help of Margaret Cadwaladr and Jim Cadwaladr. Several site visits were made in order to gain initial impressions of the quality and the condition of the heritage resources and landscape. Initial documentation of the property included photography, secondary interviews with Veronica Milner and Jim Cadwaladr, and notes on impressions of the site.

Second, several topics were researched including management strategies of historic societies such as ICOMOS, the U.K. National Trust, and the British Columbia Heritage Trust. There was also a literature review of laws affecting historic conservation ranging from International to federal, provincial, and municipal legislation. This included the

British Columbia Building Code⁷ and the Town of Qualicum Beach Village Design Guidelines⁸.

I attended a Retreat at Milner Gardens for the purposes of brainstorming management and fundraising techniques for the Garden. Also present were a series of heads of Botanic Gardens from North America including; Mary Bringear, Dallas Arboretum; Richard Brown, Bloedel Reserve; Roy Forster, Vancouver Consultant and former Director of VanDusen Botanical Garden; Nancy Morin, Director of American Association of Botanical Gardens and Arboreta; and Dr. Roy Taylor, Rancho Santa Ana Botanic Garden. I also attended a Special Lecture Series on Economics in Historic Restoration and Heritage Property Planning at Simon Fraser University Harbour Centre. I researched master plans of heritage and public space projects in the Vancouver area and the subject of planning and design of public space. Using this information, I compiled a list of issues to be explored at Milner Gardens as well as a list of needed renovations/rehabilitations for the existing facilities.

Finally, I drew up a series of suggestions and guidelines for the new development at the Garden that will enhance and protect its heritage aspects. The practicum guidelines are based on an examination of the existing conditions of the site and analysis of the projected adaptive rehabilitation plans of the owner, Malaspina University College and the Milner Gardens and Woodlands Committee.

Background

My background in Archaeology and History has led me to specialize in Heritage Restoration work with a principal interest in heritage gardens. This Master's Practicum Case Study represents a unique opportunity to be involved with the preservation of a private heritage estate and garden. Jim Cadwaladr was involved with the creation of the new management structure of this site and I was encouraged by him to write my practicum on the Garden. I hope that this work will help him in his efforts to develop this magnificent property.

This practicum has given me an opportunity to enhance my skills in master plan development, heritage site analysis and landscape design. It has also given me an opportunity to include conservation efforts to a new heritage management plan and learn how conservation decisions are made as a result of site programming, resources and opportunities. In addition to this, I was able to promote Milner Gardens and Woodlands as a prime example of conservation planning. It gave me great satisfaction to be involved at the beginning, in a time when programming decisions were being made and when my suggestions could be utilized.

⁷ British Columbia Building Code, Crown Publishers, Victoria B.C., 1998

⁸ Mainstreet Designers, Town of Qualicum Beach Village Design Guidelines, Qualicum Beach, B.C., Spring, 1996

This 67-acre property deserves to be studied, protected and enjoyed for several reasons. It was built by one of the original and most colourful colonists in Qualicum Beach,⁹ Vancouver Island. It is one of the few remaining pieces of "Cathedral" quality forest in British Columbia, and one of the most rare of Pacific Northwest Rainforest ecosystems.¹⁰ It is also a large, well-designed specimen quality Botanical Garden with formal, informal and specialty areas. Finally, this site has national importance due to its association with one Ray Milner, a well known industrialist (West Coast Transmission), philanthropist and lawyer from Ontario as well as his second wife, Veronica Milner, who had an interesting background and family history in her own right.

From Veronica Milner to Malaspina University College



Photo 1: Jim and Margaret Cadwaladr, D.

By the mid-1980's Veronica Milner (Ray Milner died May 24th, 1969) was unable to maintain the entire property and was looking for a university or institution to donate her land to. Many institutions declined the responsibility mostly because the maintenance of the site is considerable and involved. Eventually, she contacted the Malaspina University College who welcomed the opportunity. It was decided that the Horticulture Technician Program would be moved to the Gardener's House at the Milner Estate. Jim Cadwaladr, BCSLA, the Coordinator of the program, was to head the organization of a committee that would maintain the property and plan its development.

The agreement between Veronica Milner and Malaspina University College was signed on June 1, 1996 and one of the codicils to the agreement was that Veronica was to live in the house and retain ownership of the house, the pool, and immediate grounds, and to have four gardeners to care for these areas until her death. She was of immense help in the restoration and cataloging of the grounds having designed the greater part of them when she moved there in 1953. Veronica Milner's oral history of the site is one reason why the property has been restored so accurately to its original condition. She died on November 5th, 1998 and the house and rest of the garden passed to the University's ownership immediately after her death.

⁹ Wylie, Brad, Qualicum Beach: A History of Vancouver Island's Best Kept Secrets, Qualicum Beach Historical and Museum Society, Qualicum Beach, 1992

¹⁰ Hopwood Doug, Milner Gardens and Woodlands Forest Management Plan, Nanaimo, 1999

Dates of Significance

The Milner Gardens and Woodlands is now an adjunct of the Malaspina University College. The Horticulture Technician Program has been in place at the property for approximately six years.

<u>July 17, 1995</u> -	Covenant by-law written by municipality about the forested area.
<u>March 1, 1996</u> -	Trust agreement written and signed between University and Veronica Milner.
<u>May 24, 1996</u> -	Property title registered as Malaspina University College's.
<u>August 1998</u> -	Agreement between President of Malaspina University College, Milner Gardens, and Mewburn property (Veronica Milner's stepdaughter next door) for the transfer of Mewburn forest acreage property to Milner Gardens and Woodlands.
<u>Nov. 5, 1998</u> -	Veronica Milner dies and the property transfers in full to Malaspina University College.
<u>March 11, 1999</u> -	Signing of document for transfer of 27 acres from Mewburn property and donation of \$400,000 for endowment. Document lists boundaries and covenant and easements of sites. This makes the total property for the Milner Garden and Woodlands approximately 70 acres.

Figure 1: Dates of Significance

Chapter Two: Cultural Resource Management

Introduction to Cultural Resource Management

This practicum focuses on the principles of Heritage Conservation and on the adaptability of a heritage site to a new use. I believe that in order to develop this site to its fullest potential, its heritage character and the design intentions of the previous owner, Veronica Milner, should not be ignored.

This chapter addresses the principles of conservation. Since much of the terminology used in this practicum derives from commonly used terms and definitions from the field of conservation, I have included an overview of these principles terms and conditions in the following paragraphs.

The information given in this section will give a basis of comparison with the scope and type of comparable conservation projects.

Cultural Resource Management Principles

The Draft Standards and Guidelines for the Conservation of Historic Places in Canada¹¹ defines conservation as:

“All acts or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life.”

This means, for the purposes of this practicum, any interventions done to (or for) the landscape, property, or objects within the property, to protect these items from any damage, incorrect alterations or maintenance, or inappropriate additions or subtractions to its physical character that may damage its heritage character.

A Cultural Landscape is a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or that exhibit other cultural or aesthetic values¹².

As defined by the U.S. National Park Service Cultural Resource Management Guideline; “Cultural Resource Management is the range of activities aimed at understanding, preserving, and providing for the enjoyment of cultural resources. It includes research related to cultural resources, planning for actions affecting them, and stewardship of them

¹¹ Fulton, Gordon W. Ed., Draft Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada Agency, Fourth Draft, Oct. 2001, p.2

¹² Page, Robert R., Cathy A. Gilbert, Susan A. Dolan, A Guide to Cultural Landscape Reports: Contents, Process, and Techniques, U.S. Department of the Interior, National Park Service, Washington DC, 1998, p.12

in the context of overall park operations. It also includes support for the appreciation and perpetuation of related cultural practices, as appropriate.¹³”

Cultural Resource Management for this study then is the process in which the Heritage Character Defining Elements of a property are inventoried, researched and documented. Subsequently, management guidelines for the conservation of these heritage elements will be suggested.

In recent decades, conservation has taken on a broader meaning. Where originally the monumental and the magnificent was saved, such as the Pyramids of Giza or Stonehenge, now the definition of what history is has changed. The fantastic and the inspiring are still important to us, but also the simple dwellings and work places of common people are being recognized as significant. These places also represent what occurred in the past. There are also unique sites such as the Milner Gardens Estate that stand out as one-of-a-kind places. These places represent specific associations and memories for the local community and for the province. These sites deserved to be protected for their contribution to the character and uniqueness of their community and society.

Perhaps there should not be an historic house on every corner, but there should be an adequate representation in every community of the history of that society so that it is understandable. It is the representative site, the typical site, and the vernacular site that will create a bridge from the past to the future. How often does one take a picture of one's own house or yard? Will they be remembered in 20 years? It is these memories that fade the fastest; the ones that people consider inconsequential and trivial. The next generation will want to know how their grandparents grew up, but the place where it happened may have been leveled and no longer exist. Perhaps we cannot save everyone's childhood home, but if a typical historic house exists in a similar context, then there is something to show to future generations and say, "We lived in one just like that."

Heritage Conservation in the Public Realm

Heritage conservation is not an easy issue to promote. There are numerous topics involved that can affect so many areas of our society. While local residents recognize that conservation is needed to give character and depth to a community, there is a lack of understanding of what, why and how to conserve. The scale of many conservation projects is in itself a detriment to any cohesive undertaking due to the complexity of planning and execution. Also, each discipline involved in such a task may have individual objectives that might conflict with those of other disciplines. There is a need for understanding and education between the consultants, so that any successful projects will unify the individual parts.^{14 15}

¹³ Cultural Resource Management Guidelines, Release No. 5, USDI, NPS, Washington DC, 1997

¹⁴ Stokes, Samuel N., Saving America's Countryside: A Guide to Rural Conservation, Johns Hopkins University Press, Baltimore, 1997; p.1

¹⁵ Denhez, Marc and Steven Neal Dennis, Ed., Legal and Financial Aspects of Architectural Conservation, The Smolenice Castle Conference; Central Europe, Dundurn Press, Toronto, 1997

In the UNESCO Management Guidelines for World Cultural Heritage Sites, Chapter Nine discusses urban growth and the consequences to heritage sites. With the pressure of construction and demolition so high, our environment changes so completely and so rapidly that it sometimes does not allow for constructive criticism. A community can easily lose its historic character due to lack of future planning. The speed of change is especially rapid in urban areas where there has been a population for a long time because free areas are scarce and favored spots for construction have long been developed. If one can link conservation issues to the construction process (in licensing and permitting, for example) then the loss of historic sites will be reduced. Planning change in advance through O.C.P.'s (Official Community Plans) is another way of reducing unnecessary loss.¹⁶

Protected places need advocates in the public to sustain and advance the justification for conservation. A community has a responsibility to maintain the amenities that benefit it. The recognition of a stewardship role for the community, both from the government and from private citizens is essential.¹⁷ It is important that the political system include processes to remind successive elected officials of their historical responsibilities of stewardship and the commitment that is tacitly made when stepping into office. Previous government officials and their promises for conservation are easily forgotten in the confusion of a new public office.

Heritage conservation and especially adaptive rehabilitation can have a substantial positive impact on the economy in a community. Conservation has wide-ranging influence on the manufacturing and industrial arenas as well in job creation, small business opportunities and in tourism related fields. One of the most important aspects of conservation is that everyone can win with this approach. To rehabilitate a heritage property in one town does not mean that you have to lose something else. Treat a heritage property with the same policies as a business venture and it will not take away from other community goals. This means that a heritage property should be responsive to and should enhance the economy of an area.¹⁸

Legal Issues of Conservation

International charters such as the Venice Charter, the Burra Charter, and the Appleton Charter¹⁹ list guidelines for the conservation of heritage sites and cultural landscapes at the international scale. These are meant as general guides for the preservation of a site with overwhelming cultural significance.

¹⁶ Heritage Conservation Statutes Amendment Act 1994, Heritage Conservation: A Community Guide, Province of British Columbia, Ministry of Small Business, tourism, and Culture, Heritage Branch, Victoria, 1995

¹⁷ Paterson Douglas D. and Lisa J. Colby, Heritage Landscapes in British Columbia: A Guide to their Identification, Documentation and Preservation, University of British Columbia, August 1989

¹⁸ Rypkema, Donovan D., The Economics of Historic Preservation; A Community Leaders Guide, National Trust for Historic Preservation, Washington DC, 1998

¹⁹ See Appendix 1, 2, 3

Nationally, Canada has several laws and statutes that protect historic sites. They act as a basis for provincial laws for the protection of historic sites. These laws include the protection of archaeological sites, the preservation of native landscape as a cultural resource, and means of tax relief for registered and documented properties.

For the purposes of the Government of Canada, an historic monument is any real property of cultural significance recognized by the Historic Sites and Monuments Board of Canada or by the Federal Heritage Building Review Office.²⁰ Such designation considers the historical, architectural and environmental qualities of the property, and may be applied to buildings, archaeological sites, engineering works, gardens and landscapes, singly or in combination.²¹

Provincially, British Columbia has additional bylaws, acts and statutes that affect heritage conservation. These include the Municipal Act, the British Columbia Building Code (1998) and the British Columbia Heritage Trust Heritage Conservation Statutes Amendment Act (1994). All of these are meant as either regulatory measures to restrict changes that will affect heritage sites or as proactive alternative recommendations for the development of a heritage site.

Municipally, each individual community will have its own regulatory measures for heritage conservation. For the purposes of this study, the community of Qualicum Beach

was researched for any regulatory bylaws, acts and/or covenants. The Official Community Plan was reviewed and few specific regulatory bylaws were in place, although there were several references to heritage character and the preservation and maintenance of the heritage character of the town site and the buildings. There were no references to the protection of heritage landscapes; but there is a specific bylaw in effect on the Milner Gardens and Woodlands property in regard to tree preservation.²²

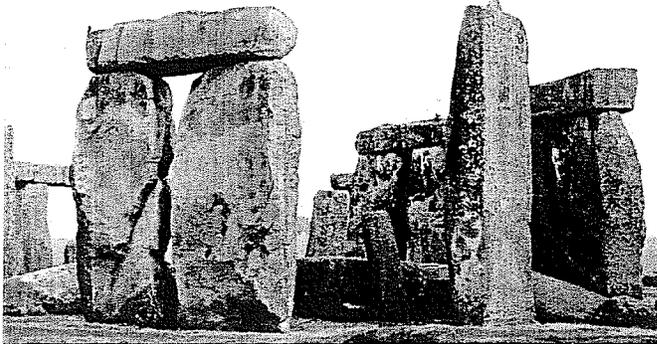


Photo 2: Stonehenge, M. Mitchell, 1994

²⁰ Parks Canada: Guiding Principles and Operational Policies, Minister of Supply and Services Canada, Ottawa, 1994

²¹ Federal Heritage Buildings Review Office, Guidelines for Intervention, Commentary on the Venice Charter, Architectural Conservation Technology

²² Town of Qualicum Beach, Bylaw #559, A Bylaw for the Protection of Trees, Qualicum Beach, July 1995

Designation

Historic properties may be recognized in the community as outstanding specimens of their type, or as representative items for a design style, or stand as markers of association with a person, or event that is significant. This recognition may be unofficial through a community registry or officially through the Historic Sites and Monuments Board of Canada.

At a provincial level, designation of a heritage object (whether it is a house, landscape, or a single tree) is through the Municipal Act Part 30 (Dissolution of improvement district).²³ Municipal government designation is a legal protection for heritage property. It prohibits demolition to the property as well as protects against exterior alterations, structural changes including moving the structure, and any actions that would permanently damage the specific object. It can be enacted on a property without the permission of the owner, but compensation must be given to the owner of the property within one year of enactment.

At this time the local government is not going to designate the property of Milner Gardens and Woodlands, although the owner, Malaspina University College is voluntarily evaluating, documenting, and planning the cultural resource management of any heritage character objects on the site. At this time, the owner does not wish the property designated. They are concerned that possible covenants and restrictions may hinder maintenance and future development of the site.

Treatments for Heritage Conservation

The conservation of any heritage object involves the long and short term planning for its protection, maintenance, and repair. There are three main forms of treatment of a heritage element, these are: **Preservation, Rehabilitation, and Restoration**. These three treatments determine the quality and severity of preservation needed for the heritage element as well as future needs.

Treatments for specific items are based on several factors, these include; management and planning decisions by the owners and existing government bylaws; element based factors such as age and quality of the item in question and its level of risk of damage, and maintenance factors such as cost and safety concerns. Treatments may be combined in a single element and complexity of the treatments matches the complexity and size of the element. These treatments rely heavily on the planning process and cultural resource management that should be prepared before any intervention occurs. The principle of this management should follow the Canadian Draft Standards and Guidelines for the Conservation of Historic Places in Canada²⁴, ie. Understanding; Planning; Using; and Intervening.

²³ Consolidated Statutes of British Columbia, Queen's Printer, Victoria, British Columbia, 1997

²⁴ Fulton, Gordon W. Ed., Draft Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada Agency, Fourth Draft, Oct. 2001

A final argument in favour of conservation is that in the long run, it is beneficial economically for the community. It creates more jobs, provides potential for long term economic growth through retail, commercial, and business opportunities and increases the value of the local neighborhood and its housing.²⁵

Preservation

The definition of Preservation is: “the act or process of applying measures necessary to sustain the existing form, integrity, and material of a historic property. This includes initial stabilization work, where necessary, as well as ongoing preservation maintenance and repair of historic materials and features.”²⁶

Any intervention to the heritage object is as a protection and or stabilization effort to stop deterioration or additional damage to the object. Preservation efforts have the least amount of direct physical interference of all the treatments. For the purposes of most preservation efforts, the Canadian Draft Standards and Guidelines for the Conservation of Historic Places in Canada list eight general Standards that all Preservation projects must adhere to. These standards list practical recommendations and reasons for conservation and protection of heritage character defining elements.

There are a few different subtypes of the preservation treatment; two of these would be Stabilization and Consolidation. The following definitions are derived from a series of Heritage Technical Papers from the British Columbia Heritage Trust.²⁷

Stabilization refers to a type of temporary intervention to prevent additional damage to the element or physical additions to improve safety concerns. This is generally used for a short-term stopgap method while future permanent interventions are being planned. Consolidation refers to physical additions to heritage structures to provide needed structural integrity. These are generally used where safety consideration are a factor. Both of these specific treatments are valued as emergency “band-aids” for heritage sites (particularly structures). These treatments would not be as effective for heritage landscapes except in dealing with damaged individual plant material specimens.

The Preservation treatment is appropriate for the conservation of the Milner Gardens and Woodlands property because the new use for the site does not require extensive alteration to the site. Also, due to the importance of the heritage elements of the property, preservation efforts should predominate to conserve and enhance its character.

²⁵ National Trust for Historic Preservation, The Economics of Rehabilitation, Historic Preservation Information Booklet, 1998

²⁶ Page, Robert R., Cathy A. Gilbert, Susan A. Dolan, A Guide to Cultural Landscape Reports: Contents, Process, and Techniques, U.S. Department of the Interior, National Park Service, Washington DC, 1998, p.82

²⁷ Oberlander, Judy, and Harold Kalman, Robert Lemon, Technical Papers Series 9, Principles of Heritage Conservation, British Columbia Heritage Trust, Crown Publishers, Victoria, Nov. 1989, p.11

Rehabilitation

The definition of rehabilitation as defined by the Canadian Draft Standards²⁸ is:

“The sensitive adaptation of an historic place, or of an individual component, for a continuing or compatible contemporary use, while protecting its character-defining elements.”

Properties are rehabilitated through minimal or extensive repairs or alterations that maintain the physical heritage character and emphasize the appreciation of their history. This might include changes to the physical pieces of the facility, including gutting interiors of buildings or leveling areas of the landscape to allow installation of modern systems and appliances. In many cases this is done to respond to the needs of modern safety and accessibility regulations. To quote the American Standard for the Treatment of Historic Properties²⁹:

"Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

A version of rehabilitation would be adaptive reuse or adaptive rehabilitation³⁰. The strategies of adaptive rehabilitation are based on the premise that an existing heritage site can be reused or redeveloped for an alternate occupation while maintaining the original heritage character of the property. There are many reasons for this strategy of development but most stem from the desire for, and interest in, an attractive heritage rehabilitation project, an interest in community development, or an interest in long-term return on investments.

A general definition of Adaptive Rehabilitation is:

A variety of repairs or alterations to an existing building that will allow it to serve contemporary users while preserving the features of the past. “Adaptive Use” (or reuse) means modifying the previous function or use of a building or landscape to an alternative that will continue to use existing facilities to meet a current need.³¹ I believe that this

²⁸ See Footnote 24

²⁹ Weeks, Kay D., and Anne E. Grimmer, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Cultural Resource Stewardship and Partnerships, Heritage Preservation Services. Washington D.C.: National Park Service, U.S. Department of the Interior, 1995.

³⁰ Lemon, Robert, British Columbia Heritage Trust, Technical Paper Series 11, Rehabilitation Principles and Guidelines, B.C. Ministry of Municipal Affairs, Recreation, and Culture, November 1989

³¹ Architectural Conservation Notes, Ministry of Citizenship, Culture and Recreation, Heritage Properties

explanation may be utilized with the adaptive rehabilitation of cultural landscapes as well. "Continued Use" rehabilitation is when a building or property is rehabilitated to meet new guidelines for safety and/or other reasons. This is normal when an owner considers it more feasible to expand, alter or renovate a building or property to continue the existing use.³²

As stated in Chapter One - Introduction, Malaspina University College is planning the reuse of Veronica Milner's estate to an adjunct facility and a publicly accessible horticultural garden. They have also acknowledged the importance of the heritage character of the site and have pledged to conserve it whenever possible. Therefore, combining the main focus of the owners and the primary focus of this study, a principal treatment in the conservation effort of The Milner Garden and Woodlands site should be Rehabilitation in the new use areas.

Restoration

Restoration is the primary treatment used when conservationists wish to emphasize a specific time frame or event at an historic property. This requires more physical intervention and the possible removal of other heritage defining elements to reveal the targeted heritage character.

The Canadian Draft Standards defines restoration as: the act or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its character defining elements.³³



Photo 3: Barclay Heritage Park, DMG Archives

According to the British Columbia Heritage Trust, there are two major types of Restoration: Composite Restoration and Period Restoration.³⁴

Composite Restoration is the most commonly used; it refers to a type of restoration where all heritage character elements are restored to their appropriate timeframe and appearance. This treatment considers the elements equally important in their own right

Unit, Ottawa, Ontario: Queen's Printer for Ontario, 1997.

³² Oberlander, Judy, Harold Kaman, and Robert Lemon. Principles of Heritage Conservation, Technical Paper Series 9, Ed. Mary McKinnon, Vol. 9, Victoria, British Columbia Heritage Trust, Nov. 1988.

³³ See Footnote 24

³⁴ Oberlander, Judy, Harold Kaman, and Robert Lemon. Restoration Principles and Procedures, Technical Paper Series 10, Ed. Mary McKinnon, Vol. 9, Victoria, British Columbia Heritage Trust, Nov. 1989

and the property as a whole is shown as a continuing evolution of historic elements. It emphasizes the entire history of the site and its growth through time.

Period Restoration is a more invasive form of conservation treatment because it emphasizes a particular period in the history of a property and restores all the heritage character-defining elements in the site to that particular period. This may involve the removal or alteration of other valuable heritage elements that do not match with the particular time frame; extensive documentation and research should be done before any specific restoration proceeds in order to accurately record the less emphasized element before it is removed.

Reconstruction

A final type of conservation treatment is reconstruction.

Reconstruction is the act or process of depicting, by means of new constructions, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.³⁵

Multiple Disciplines in Conservation

It is necessary to remember that the preservation of monuments, indeed all preservation works, are multi-disciplinary endeavors. Conservation projects may include aspects of design, engineering, economics, and management planning in a single heritage property.

Conservationists should include and integrate topics such as natural resource conservation, historic conservation, economics and management, and community planning. This type of conservation involves environmentalists, planners, economists, and biologists, as well as architects and landscape architects.³⁶ All these people have in common the goal to preserve areas of the community for design esthetics, economic advancement, and interest in preserving the past for educational purposes. These are not mutually incompatible goals.

"Cultural Resource Management involves *research*, to identify, evaluate, document, register, and establish other basic information about cultural resources; *planning*, to ensure that this information is well integrated into management processes for making decisions and setting priorities; and *stewardship*, under which planning decisions are carried out and resources and preserved, protected, and interpreted to the public.³⁷"

³⁵ Definitions Excerpted from The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995

³⁶ Denhez, Marc and Steven Neal Dennis, Ed., Legal and Financial Aspects of Architectural Conservation, The Smolenice Castle Conference; Central Europe, Dundurn Press, Toronto, 1997

³⁷ Cultural Resource Management Guidelines, Release No. 5, USDI, NPS, Washington DC, 1997

Chapter Three – Planning and Context

Introduction

The purpose of the analysis and evaluation of Milner Gardens and Woodlands is to establish a method of conservation for the entire site and for its individual components. A secondary purpose is for the information and use by the Milner Gardens staff. It is hoped that this documentation will help their efforts in the conservation of the heritage character of the site. Currently, Milner Gardens and Woodlands have not written a heritage conservation document and there is not a complete inventory of the heritage elements at the property. The Milner Gardens Advisory Committee made decisions in the early planning stages of the garden regarding conservation efforts. These included maintaining the house exterior and overall garden circulation system.

This chapter gives a description of the management plan of the new owners, Malaspina University College. Following this, it describes the local environmental area, the history of the site and descriptions of the components of the property. After this there is an inventory of the elements of the site and descriptions for the most significant ones. The list of elements is then analyzed using heritage element criteria, which identify the significant heritage elements for the site. Prioritization is given to heritage elements that are at risk due to state of repair, location, and significance to the overall heritage character of the site.

The existing Milner Gardens and Woodlands Management Structure is as follows:

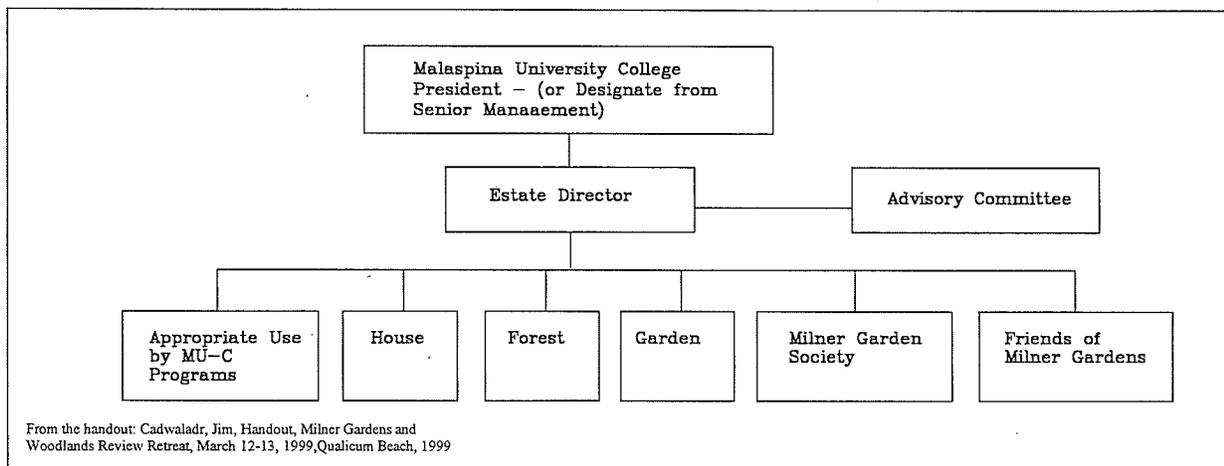


Figure 2: Organizational Chart of Milner Gardens Management

The management structure currently in place at the Milner Gardens and Woodlands site is composed of a director, an advisory committee and several subcommittees in charge of different issues (See diagram previous page).

The University President makes decisions regarding the distribution of funds from the university grants and donations. The Director of the Garden relays information between the President and the rest of the garden staff, is in charge of long term planning of the garden, supervises committees, staff and volunteers to aid the garden.

The Advisory Committee consists of:

The University President, currently Richard Johnson

Representatives of the University Board of Directors and University Foundation members, the Estate Director, currently Jim Cadwaladr (who is also the Director of the Horticulture Technician Program)

A member of the Qualicum City Council

A member of the Qualicum Chamber of Commerce

A Regional District Representative

A Horticulture Technician Program Representative

A Milner Garden Society Member

The Milner Gardens and Woodlands Advisory Committee makes management decisions for the garden. They held their first meeting on January 9th, 1998. The mandate of the Committee was to investigate and advise on the purpose and future uses of the estate. They meet monthly to discuss issues and developments of the park and maintenance of the forest.³⁸ The role of the advisory committee is to advise the director on specific issues in the garden, for example, promotional events, horticulture, and community events. They are responsible for the creation of a mission statement, goals and objectives of Milner Gardens. They assist the director in writing the long-term master plan. I recommend that there be a representative on the advisory committee that specializes in heritage conservation for continuing support and information on the conservation of Milner Gardens.

The Board of Directors is effectively the head body of the Milner Gardens and Woodlands Advisory Committee. Their main focus is the promotion of the garden and its overall management and financial stability. This includes marketing, grant applications, promotional events and continuing growth as a tourist focal point. The Board has individual representatives from the University, the Garden, the Advisory Committee, major donors and volunteers. These people have professional experience as Architects, Landscape Architects, Accountants, Developers and Managers; all of this knowledge is intended to ensure that the decisions made by the Board is informed and practical. The Board of Directors meet monthly to discuss standard issues of payroll, events and maintenance costs.

³⁸ Cadwaladr, Jim, Handout: Milner Gardens and Woodlands Retreat, Milner Gardens, Qualicum Beach, 1999

The Milner Garden Society (formed in 2000) is made up of the Friends of the Garden, community members with horticultural expertise, local garden group representatives, and general membership of the garden. They are involved with maintenance and visitor interaction in the garden. They also participate in promotion of the garden in the community. The Friends of the Garden are working trained volunteers from the garden.

The proposed master development plan for the Milner Gardens property is shown (following page). The plan shows the future phases of the amenities and gardens, the forest, and the various existing site elements. It is a GIS map based on measurements done in the field by Milner Garden employees in 1996, an existing base plan from local surveyors (also from 1996), and the Ted and Mary Grieg Rhododendron plan (from the mid-1950's).

The New Vision of the Garden

Veronica Milner's goal of creating a garden of introspection and discovery are also shared by the new owners, Malaspina University College. In addition to her goals, however, the University has the additional objective of managing a garden that is an educational facility, and a publicly accessible historic horticultural garden.

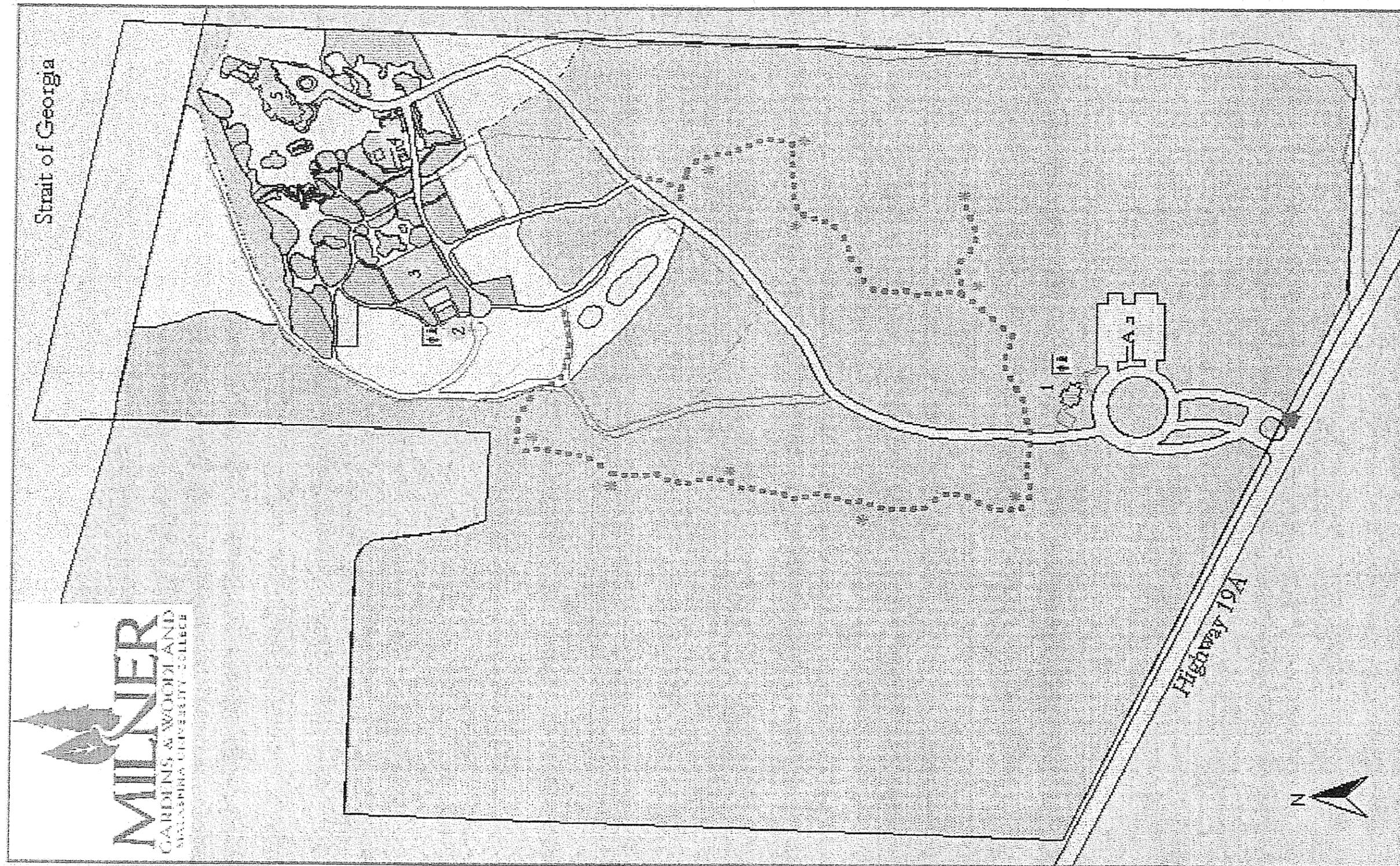
In 1996, the University President (Richard Johnson), Jim Cadwaladr and Veronica Milner were involved in a series of meetings to discuss the terms of the land transfer, the needs for the garden to be usable for the Horticulture Technician Program, and the existing information available on the gardens (including maps, and plant lists). Subsequent to this, Richard Johnson and Jim Cadwaladr brainstormed an initial management plan³⁹ for the garden. This included maintenance issues, redevelopment issues and inventory and documentation of the existing site resources (including the heritage resources).

In early 1997 Jim Cadwaladr and the University President decided on four preliminary steps for the Garden:

1. To create an Advisory Committee for Milner Gardens.
2. To research the history of the site and of the Milners - see conceptual map by Jim Cadwaladr (page 20).
3. To survey and document the site and its features.
4. To start a maintenance program that would halt the degradation of the estate.

³⁹ Cadwaladr, Jim, Milner Gardens and Woodlands Draft Management Plan, Milner Gardens, March 1999

MASTER PLAN



Management Zones

- Foreshore Inter-tidal
- Forest (23.6 Ha)
- New Development (2.3 Ha)
- Heritage Garden (2.3 Ha)

Support Facilities

- 1 Proposed Welcome Center
- 2 Gift Shop
- 3 Plant Nursery
- 4 Gardener's Cottage
- 5 Main House

Washrooms

- Forest Interpretive Stations

Access

- Main Entrance
- Visitor Parking
- Service Roads
- Vehicle Circulation
- Forest Trail

SCALE 1:3500



Figure 3: The Geographical Information Systems (GIS) Proposed Future Development Master Plan of the site to the boundaries of the property lines. Created by Ms. Kristi Ozero, GIS Technician for Milner Gardens with the base map information from Coast Information Systems.

The Advisory Committee, the Estate Director, and the University President created a Mission Statement for the Garden.

The Milner Gardens and Woodlands Mission Statement

**TO PRESERVE AND ENHANCE THE MILNER GARDENS AND
WOODLANDS: TO EDUCATE AND INSPIRE⁴⁰**

This mission statement reflects the intention of Malaspina University College to combine their primary goal of education with an intention to preserve (their word) the heritage character of the garden.

The Advisory Committee also brainstormed the primary goals for the Milner Gardens and Woodlands.

1. Provide learning opportunities in both the art and science of horticulture as well as other activities appropriate to the garden and forest
2. Conduct research in horticulture and related fields in the garden and forest
3. Preserve and enhance the historic character and unique spirit of the Milner Gardens and Woodlands for the benefit of future generations
4. Manage the forest as an example of a coastal Douglas Fir biogeoclimatic zone for the benefit of future generations
5. Provide a world class display of rare and unique plants
6. Demonstrate leadership in natural resource management
7. Participate in and contribute to the larger horticultural community
8. Ensure that the use of the Milner home is compatible with the mission and other goals of the Milner Gardens and Woodlands.⁴¹

The goals listed above show that the focus is on horticulture, which is appropriate for the current owners. They have also additional goals of environmental protection and heritage conservation.

From the summer of 1996, Jim Cadwaladr and Margaret Cadwaladr spent significant amounts of every day with Veronica Milner in order to document an oral history of the site. There are no drawn plans of existing conditions of the gardens and they have changed significantly from the landscape plan drawn by Mary Grieg in the 1950's. During this time Jim Cadwaladr researched management strategies of other botanical gardens and contacted the directors of several, including the UBC Botanical Garden and the Dallas Arboretum. He also became a member of the American Association of Botanical Gardens and Arboreta (AABGA) and received large amounts of management planning documentation from them.

⁴⁰ Cadwaladr, Jim, Milner Gardens and Woodlands Draft Management Plan, Milner Gardens, March 1999

⁴¹ Cadwaladr, Jim, Milner Gardens and Woodlands Draft Management Plan, Milner Gardens, March 1999

In March of 1999, Jim Cadwaladr and the university president organized a planning retreat for the purposes of brainstorming ideas for different issues in the garden. These issues included a discussion of the existing draft management plan written by Jim Cadwaladr and Alan Johnson, the promotion and marketing of the garden, ideas for tours and events, budgeting, and development of activity areas in the site. Members of the Advisory Committee, the University President, the Estate Director, and the Garden Society were able to use these ideas to further the management plan of the site. See Figure 3 (page 19) for Milner Gardens Master Plan.

In addition to the four preliminary steps noted above, there were several issues that had to be dealt with immediately, once the Horticulture Technician Program was located on site.

Completed Projects at Milner Gardens

1. New potable water system with filtration and UV treatment. Replacement of pipe from pump house to the main house and cottage. (1998)
2. New irrigation system – new irrigation pumping system, new irrigation main line, new irrigation stations. (1999)
3. Development of tree management plan by Doug Hopwood for the 3.5-hectare garden – implementation of plan. (1997)⁴²
4. Soil analysis, fertilization management and amendment program – lawn, rhododendron grove, garden in general. (1998)
5. Deer and security fence around perimeter of 3.5-hectare garden. (1999)
6. Correct poor drainage of areas in forest, and overgrown swales in garden. (1999)
7. Bank stabilization and restoration. (2000)
8. Renewal pruning of trees and shrubs. (1997/8)
9. Replanting and relocation of endangered rhododendrons. (1999/2000)
10. Building elevated walkway trails in the forest. (2000/01)
11. Replaced eroded fences in vegetable garden. (2001)
12. Addition of Entry Gatehouse. (2001)
13. Addition of secondary road and parking areas. (2000/01)
14. Refit of pool house to gift shop. (2001)⁴³

The Gardens initial upgrade and repair was of primary concern, but once its needs were addressed, the forest was next on the agenda. As a resource for Milner Gardens, the forest was as important as the gardens. The access road to the site runs through it and it was thought by the Milner Gardens Committee that there would be as many visitors to the forest as there were to the gardens.⁴⁴ Not just for security and safety concerns, the forest had to be maintained as a natural resource that adds interest and activity opportunities to the Milner Estate.

⁴² See Appendix B Conservation Covenant

⁴³ Cadwaladr, Jim, *Milner Gardens and Woodlands Draft Management Plan*, Milner Gardens, March 1999

⁴⁴ In Conversation, *Milner Gardens and Woodlands Retreat*, May 13-15, 1999, Qualicum Beach

Forest Management Plan (Completed)

The Forest Management Plan prepared by Doug Hopwood (Registered Practicing Forester) is a series of guidelines and directives based on research and scientific study of the Milner Forest. This plan covers the three adjacent properties of Mackenzie, Mewburn and Milner Gardens. (See map page 16) The properties are surrounded by housing developments on three sides and the ocean on the fourth. The forest is considered a rare ecosystem in coastal British Columbia. There is less than 1% of old growth forest left in this zone. There are no large areas left, it is mostly in small isolated clumps of which the Milner and adjacent properties are the largest. There are few rare individual species on the sites; it is the site in its entirety that is worthy of being protected. The designation of "Old Growth Forest" in B.C. is 250 years old, so this area is well within the limits of preservation. It is also being recognized as wildlife habitat, especially Bald Eagles.⁴⁵ See Appendix B- Conservation Covenant.

Covenants

There is an existing covenant and municipal bylaw (Bylaw #559) that is associated with the Milner Garden, which dates from July 1995. It states that the Covenanter will not develop or sell for development, the land contained within the Covenant Area (effectively the forest and gardens area of Milner gardens and the forest areas on either side of it). See the List of Appendixes for the legal covenant text.

This covenant was applied to the site at a time when Veronica Milner was beginning to need funds to continue maintenance of the property, and contracted some independent loggers to selectively pod log some areas in the forest for revenue. The loggers cut an access road (See Map) and logged five small areas before the covenant was enacted by the Township of Qualicum Beach

Continuing Projects

The garden has several ongoing projects that are for the convenience and enjoyment of the visitors and the staff of Milner Gardens.

- Addition of entry gatehouse.
- Addition of parking bays.
- Addition of signage to parking, entry, forest, and gardens.
- Building of elevated wood walkways through forest.
- Addition of storyboard signage to entry area.
- Renovation of pool house to gift shop and seating area.

⁴⁵ Hopwood Doug, Milner Gardens and Woodlands Forest Management Plan, Nanaimo, 1999

Historic context of landscape

Veronica Milner was a trained artist, a talented horticulturist and a proficient gardener. Her garden focused on an overall sense of proportion and definition of space and scale. She created sightlines that linked specific areas and drew an individual to pause in certain areas. Her plant selection mirrored Constance Spry's sense of colour combination and seasonality. Also, her acquisitions from traveling reflect a truly dedicated gardener's hobby of bringing home seeds and cuttings.

In some ways, the garden at Qualicum is similar to the gardens she created at Glin Castle in Ireland. There is a feeling of movement, light, and sightlines that direct a visitor to specific areas in the Garden. Veronica Milner's design intent for her garden were varied. She wanted a place for personal enjoyment of the natural landscape, (the land, the sea, and the sky). She wanted a place for discovery, (individual plant characteristics and collection of rare plant material). Finally she wanted a place for introspection and privacy, (where she could tour her garden, forest, and beach pathways in a setting of retreat).

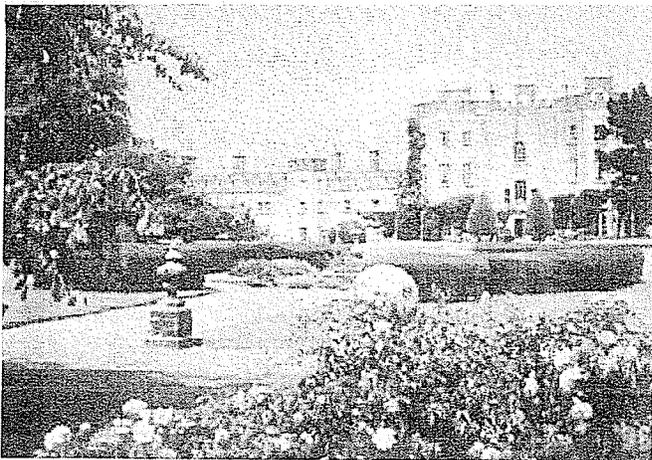


Photo 4: Glin castle, www.glincastle.com

She emphasizes the issues of practicality and whim, circulation and purpose, natives and non-natives, environment, personal history and regional history. This has been done through the manipulation of the pathways, materials (both structural and vegetative), and the proportion and scale of her garden "rooms". This design style is followed throughout the Garden to give a sense of completion and timelessness that otherwise would not be there in such a relatively young garden.

Most of the gardens that Veronica Milner designed at Milner Gardens employ a non-native understory for the huge native douglas fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), and western red cedar (*Thuja plicata*) trees that blanket the site. These trees gave the perfect amount of dappled light and shadow, and acidic soil for the plant material Veronica Milner wanted to introduce. This plant material included trees such as a dove tree (*Davidia*), dawn redwood (*Metasequoia*), Rhododendrons, and dozens of different

groundcovers, including thousands of bulbs (so many that some lawn areas are so lumpy they're unmowable). Plants are selected not just for flowering or foliage, but also for composition and scale, seasonality, and character of space. Her design merges a formal garden and circulation system with the wildness and informality of a native forest.

Enclosure is defined by Francis Ching as “the degree of spatial definition provided by a combination of barriers and openings that create a definitive space.”⁴⁶ Enclosure is further defined by qualities of that space that humans recognize as comfort levels. The enclosures particular to this site are a combination of ground (floor), topography, plant material, and sky. Veronica Milner created a series of walks and garden “rooms” for her (and Ray Milner's) personal enjoyment. The circulation system that she created is a series of meandering trails where close inspection of the plant material is encouraged. She also designed a series of specific view and vistas throughout the garden that give a sense of the scale of the property; some vistas are of individual plant specimens in the garden and some views are of the surrounding landscape and ocean.

The following definitions are from Landscape Lines 3 – Landscape Characteristics from the National Park Service⁴⁷.

“Views are the expansive or panoramic prospect of a broad range of vision, which may be naturally occurring or deliberately achieved.”

“Vistas are the controlled prospect of a discrete, linear range of vision, which is deliberately contrived.”

Her deliberate conservation of the existing native mature trees gives the garden a maturity that it would otherwise not have. Her design objectives were to create a garden with interesting and rare plant material in a context of a mature landscape where she could walk and enjoy quiet time with her friends and husband. Veronica's dedication created a series of gardens and open spaces, trails, and amenities that reflect her personality and history, and is a part of the story that is Qualicum Beach.

Methodology

The issues that are to be addressed by this project are the conservation of the heritage character elements in the site while allowing for the rehabilitation of certain areas for a new use.

Description of study boundaries

The site boundary for this project area the property lines shown on the covenant area map (see page 26). The location of the site is 2179 West Island Highway; 15 minutes drive

⁴⁶ Ching, Francis D.K., *Architecture: Form, Space and Order*, Van Nostrand Reinhold, New York, 1979

⁴⁷ --, *Landscape Lines 3 – Landscape Characteristics*, USDI, NPS, CR, PHSCLP, Washington DC, 1998

north of the Village of Qualicum Beach, Nanoose Regional District. Qualicum Beach is located on the east coast of Vancouver Island, British Columbia. It is approximately 350 kilometres north of the provincial capital of Victoria. The population of the town is approximately 9,000 per year with as many as 18,000 during the tourist season.⁴⁸

Summary of findings

The significant heritage context of this site is recent enough that the heritage elements must be defined using a combination of criteria such as age, association, significance, and esthetic quality. This context is, as expected, the overall site design by Veronica Milner and the natural landscape that surrounds it.

The new use of the site will not drastically affect the treatment decisions for the heritage elements because it is similar in overall intention than the original use of the garden by Veronica Milner. In my preliminary review of the site I believe that its overall treatment should involve preservation of the significant elements in the heritage areas of the garden, and adaptive rehabilitation efforts in areas that will be used differently.

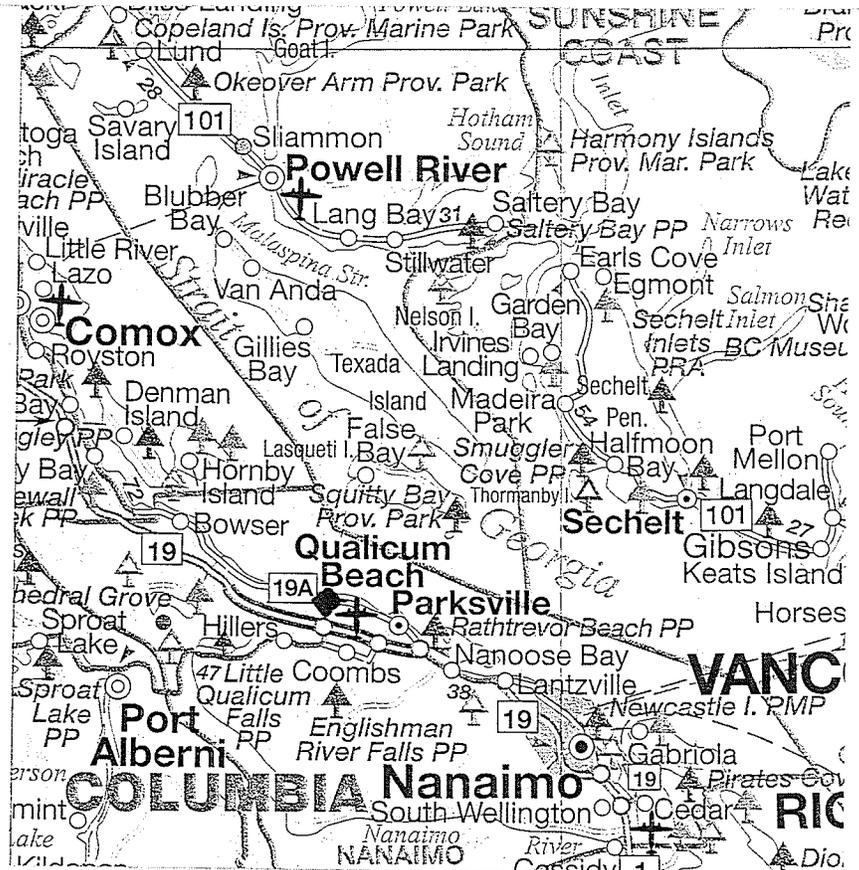


Figure 5: Location map of Qualicum Beach

In the initial research and documentation of this site I determined that there should be four zones of treatment. The forest and beach are areas of non-intervention and should be considered areas of preservation. The boundaries of the circulation system (roads, paths, and trails) will be considered areas of preservation and rehabilitation. The areas that are considered of significant heritage potential (in association with significant heritage elements) are to be preserved and maintained. The fourth designation is areas of redevelopment where the treatment will be rehabilitation, adaptive rehabilitation, and new development.

⁴⁸ <http://www.qualicumbeach.com/bus-pop.htm>

Potential threats to the heritage character elements are the unrestrained redevelopment by the owners of the site. This includes the removal or relocation of significant plant material, building of new structures in heritage areas, and the undocumented redevelopment of areas in the ornamental gardens.

Future research of the site includes a thorough inventory of all botanical plant material, inventoried on a database and mapping program such as Geographical Information System (GIS) or (Auto) Cad drawings. Soil type and topography maps should also be researched and reviewed. If time and funds allow, an archaeological survey of the site and beach area should also be considered.

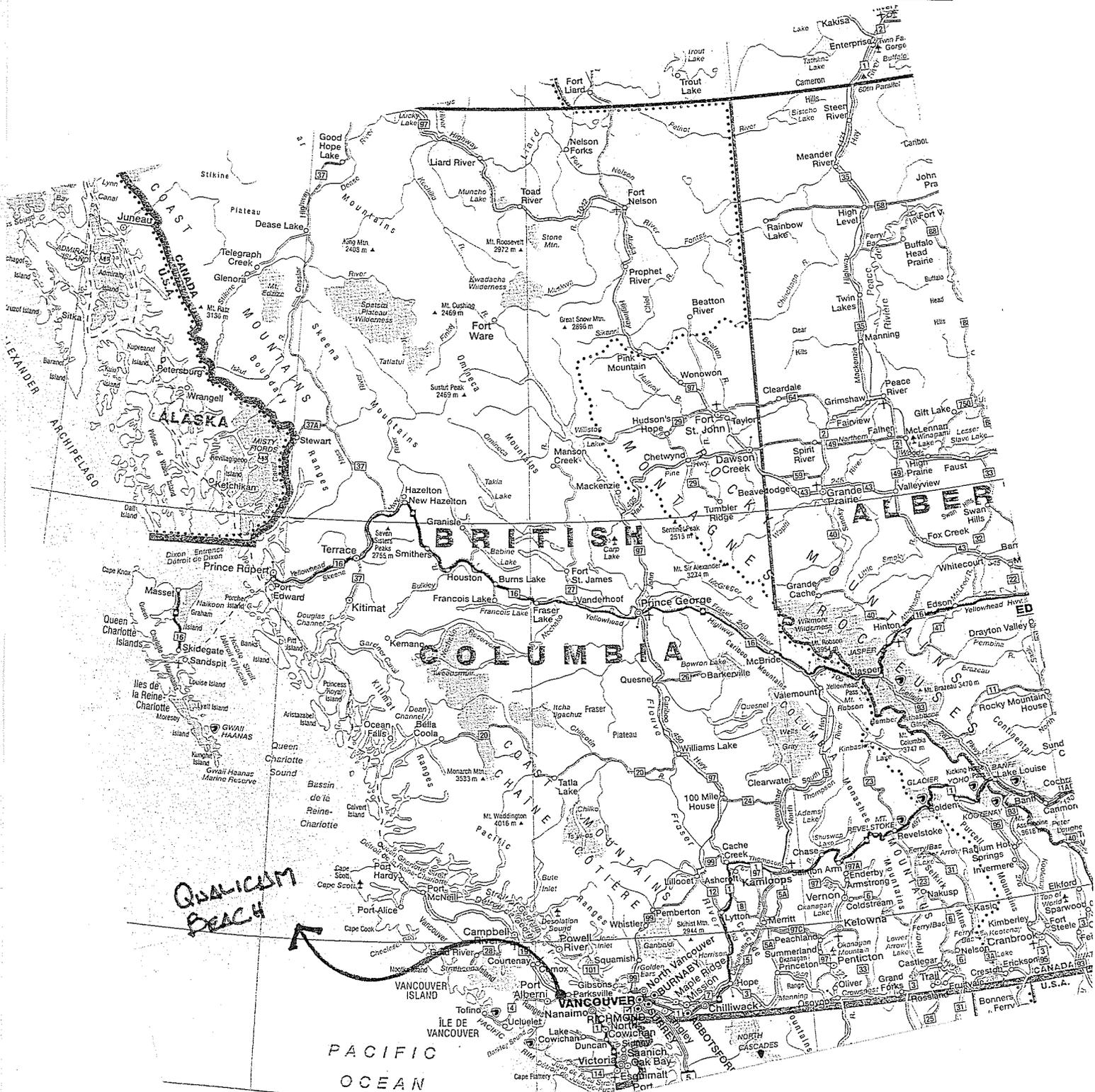


Fig. 5a: Provincial Map of British Columbia showing project site location

Chapter Four – Site History and Inventory

Site history

The original owner of the Milner Gardens property was a General Money from London, England. During a 1913 fishing trip to the area, the then Captain Money evidently

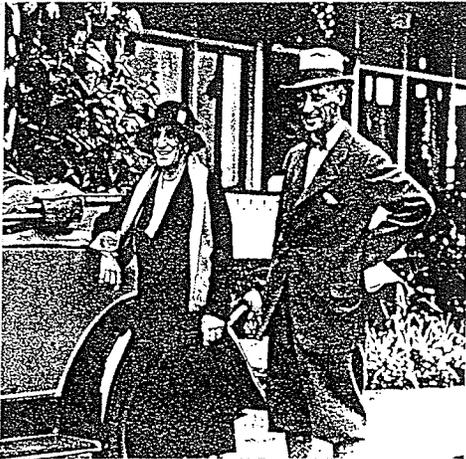


Photo 5: Money and wife, Qualicum Beach Archive

bought on a whim a property in the town of Qualicum Beach. In 1914, (the by then) Major Money and his family moved from London to Qualicum Beach and the residence he had built there. The family lived in the town until the start of the First World War. In 1919, after the War, Money and his family moved back to Qualicum Beach, where he bought the local hotel and golf course. During the course of his life, Money entertained every important visitor to the area at the hotel, including all Governor-Generals, movie stars such as Bob Hope and Bing Crosby, authors, and royalty.

In 1929, Money's sister and mother moved to Qualicum Beach, and built a house on a 16-hectare (40-acre) site on the Juan de Fuca Strait, a waterfront property just outside of town.⁴⁹ They only lived in the house for a year until the end of 1930, and then moved into town. In 1934, after the death of Mrs. Money senior, the property was sold to a resident of the area who in 1935 sold it to the industrialist Mr. Milner.

Site Information – Veronica and Ray Milner

A history of the site and a biography of Veronica Milner are being written by Margaret Cadwaladr and is due to be published in early 2002. Margaret Cadwaladr has supplied most of the information in this section.



Photo 6: Ray and Veronica Milner, Milner Gardens Archive

⁴⁹ Wylie, Brad, Qualicum Beach: A History of Vancouver Island's Best Kept Secrets, Qualicum Beach Historical and Museum Society, Qualicum Beach, 1992

Horatio "Ray" Milner bought the property at 2179 West Island Highway for his first wife and daughter in 1935. The 18-hectare (45-acre) estate at Qualicum was Mr. Milner's retreat from his business life in Alberta. Mr. Milner's wife was ill and the property was to be her convalescent home. She died in 1948 and the house was once again empty. His daughter had previously married and moved next door.

In 1953 Ray Milner married again to a family friend who was also recently widowed, Lady Veronica Fitzgerald of Glin Castle in Ireland. Veronica immediately moved into the property at Qualicum Beach and began planning and creating gardens to remind her of the ones she had left behind in Ireland. Serious work on the 3.5-hectare (8.7-acre) garden portion of the estate was started in 1954. Veronica Milner named the estate "Long Distance".

Veronica Milner is the person who made the garden what it is. Born into the British aristocracy, she was the widow of Desmond Fitzgerald, 28th Knight of Glin, County Limerick, Ireland. The gardens she created while in residence at Glin Castle are open to the public, and are widely visited and documented. Her mother was a cousin of Sir Winston Churchill (British Prime Minister, 1940-5 and 1951-5). Both Winston Churchill and Veronica Milner were descended from the First Duke of Marlborough (1650-1722), and thus were related to Diana, Princess of Wales. On several occasions, members of the British Royal family have visited the garden. The Prince and Princess of Wales visited the garden in 1986; Queen Elizabeth and Prince Philip stayed at the estate for three days in October 1987.

Veronica Milner spent 45 years, from 1953 until her death in 1998, laying out pathways, garden areas, and plant combinations and collaborating with local nurseries and

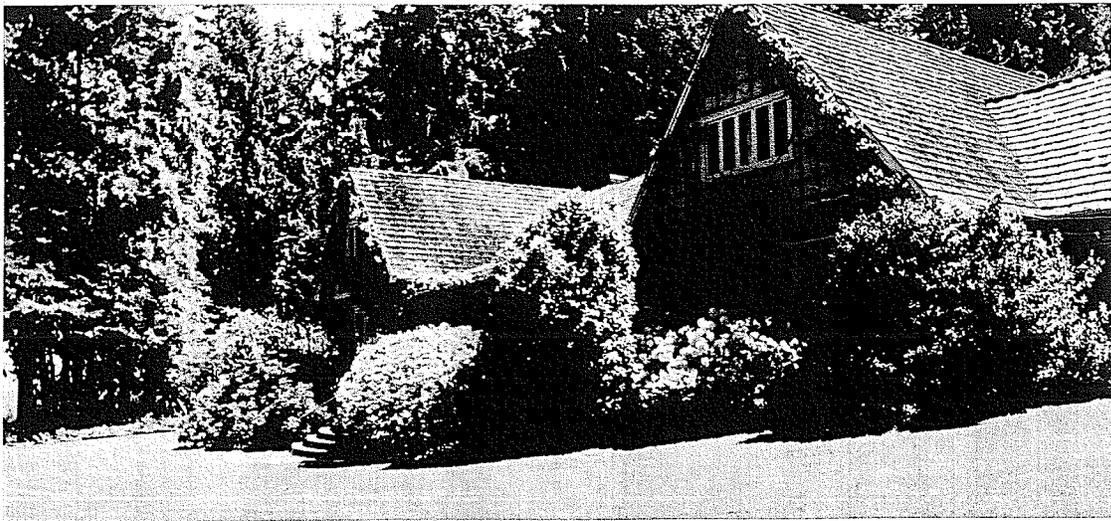


Photo 6b: Montage photo of view of main house, M. Mitchell

designers. These included Ted and Mary Grieg, who were some of the best Rhododendron hybridists in the Pacific Northwest. The rhododendron garden that they created at Long Distance is one of the most elaborate features of the entire estate. The design and plant list that they created still exists at the Milner Garden and Woodland library. (See Grieg map on page 29.)

Veronica Milner was both a talented artist and horticulturist. This expertise combined to shape the garden. She was an accomplished painter and a Fellow of the Royal Society of Art and Commerce. Her elegant botanicals with pastels and rich oil paintings cover the walls of the residence at Long Distance. Veronica Milner was a member of the Founding Committee of the Van Dusen Gardens in Vancouver, the University of Alberta Devonian Botanical Garden, the Royal Horticultural Society and a Fellow of the Garden Conservancy. She was also a member of the International Dendrology Society. The aims of that Society are "to promote the study of woody plants and shrubs, and to conserve and protect those that are rare and endangered." Veronica Milner acquired many of the trees and shrubs at the estate when she accompanied her husband on his many business trips abroad.

In May 1996, the garden was dedicated as "The Milner Gardens" in recognition of Ray and Veronica Milner.

Malaspina's goal is to maintain the garden in perpetuity for education and the community's benefit in Ray and Veronica Milner's memory.

Of the total 18 hectare Milner Garden property, 3.5 hectares (8.7 acres) is developed garden, 12.4 hectares (30.7 acres) is old growth forest, 0.5 hectares (1.2 acres) is undeveloped meadow site with a pond, and 1.6 hectares (4 acres) is beach area at the bottom of the bluff. The estate includes a swimming pool and pool house, gardener's house and greenhouses, and tennis court and cottage.



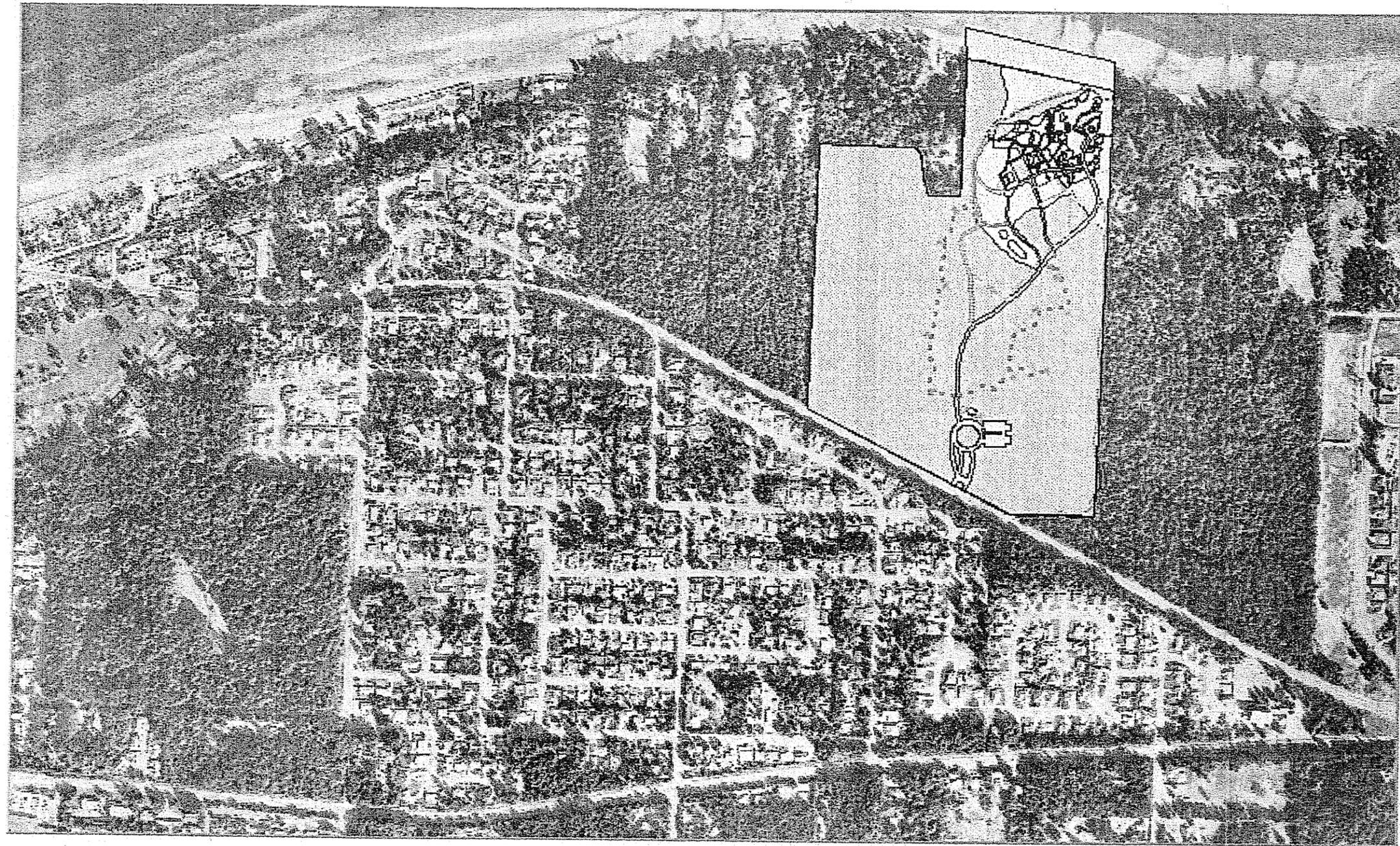
Diana, Princess of Wales and
Veronica Milner, May 1986

Photo 7: Princess Diana's visit, Milner Garden Archive

Existing conditions

The Milner Gardens and Woodlands property is in an area of low population density and is on a major Highway with little traffic at night. There is poor visibility into the site and parking is secluded and well set back from the main road.

The following site information is from a series of sources including: a visual site inventory, an aerial photo of the site, the Mary Grieg Rhododendron Garden map (following page), the GIS maps and database from Milner Gardens staff, personal communication with Veronica Milner, Jim Cadwaladr, and Margaret Cadwaladr. See the following base maps (Figures to)to locate site elements on the property. Pages 33 to 35 are AutoCAD inventory maps done by myself. They are based on the information received from the Milner Gardens and Woodlands staff, site visits, and the GIS proposed future master plan from Milner Gardens and Woodlands.



Town of Qualicum Beach

1:10,000
80 0 80 160 Meters

Universal Transverse Mercator Projection
North American Datum - NAD83
UTM Zone 10



Figure 6: Aerial Photo of Site and surrounding area.

Part One – Context and Resources
Chapter Four – Site History and Inventory

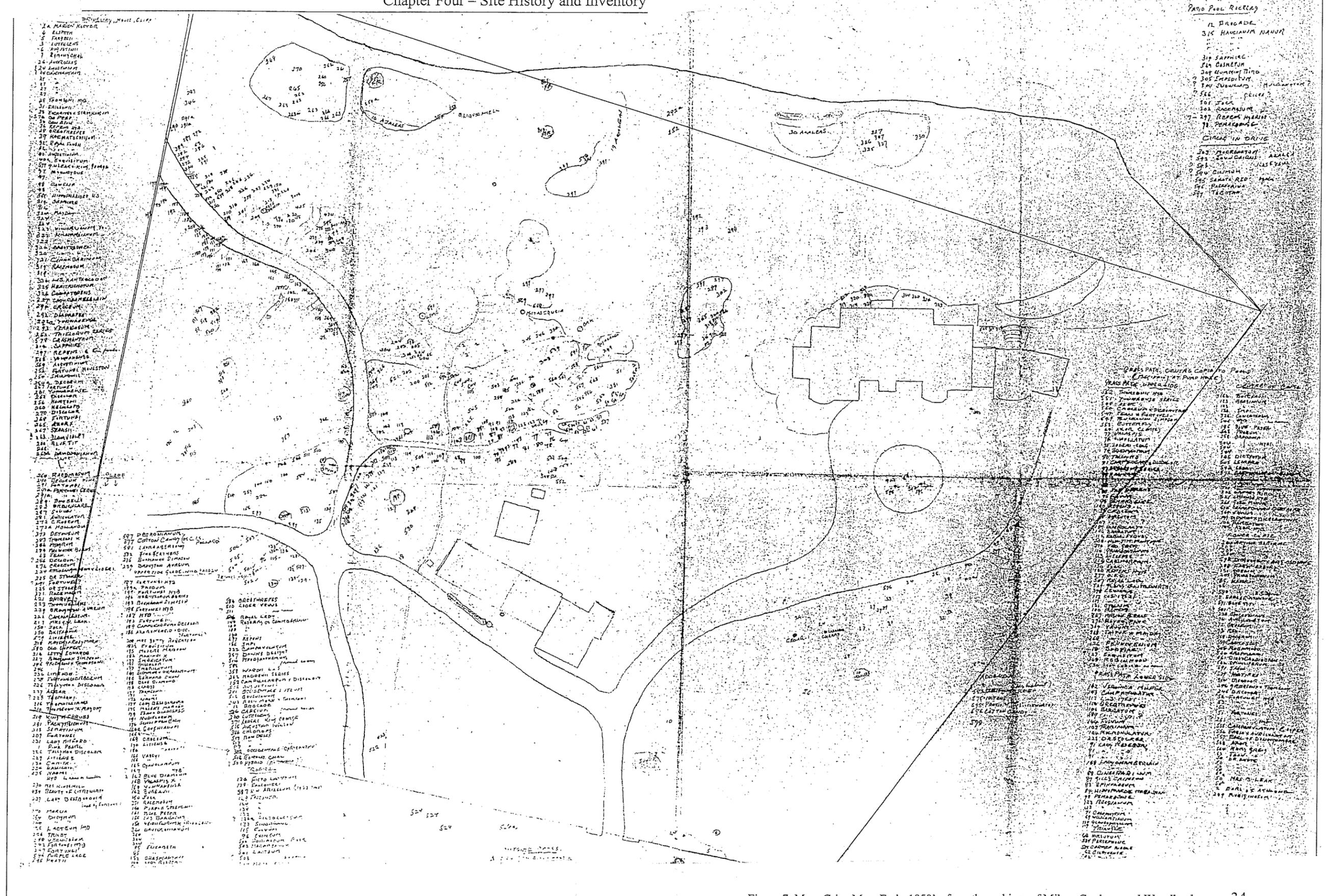


Figure 7: Mary Grieg Map, Early 1950's, from the archives of Milner Gardens and Woodlands 34

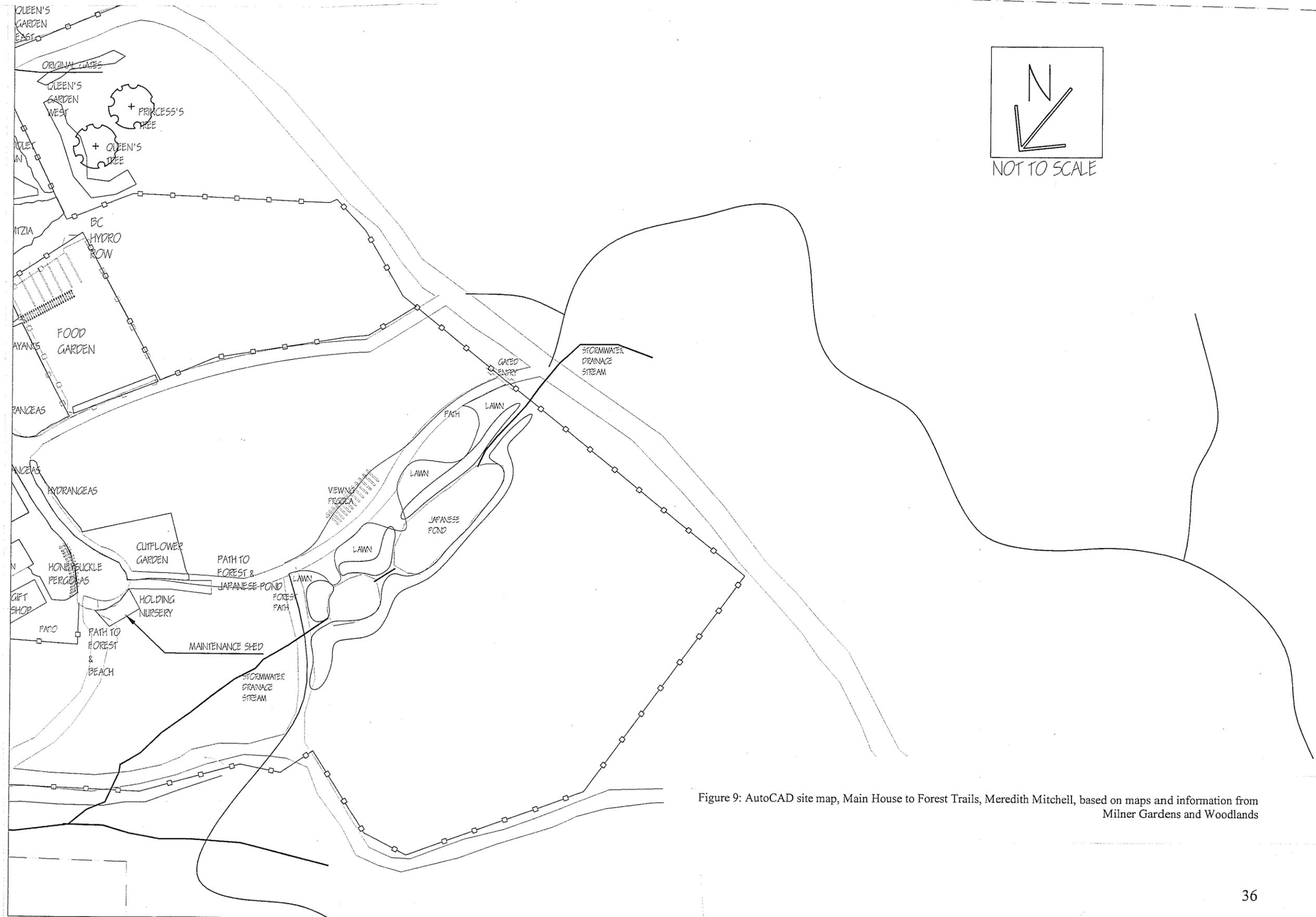


Figure 9: AutoCAD site map, Main House to Forest Trails, Meredith Mitchell, based on maps and information from Milner Gardens and Woodlands

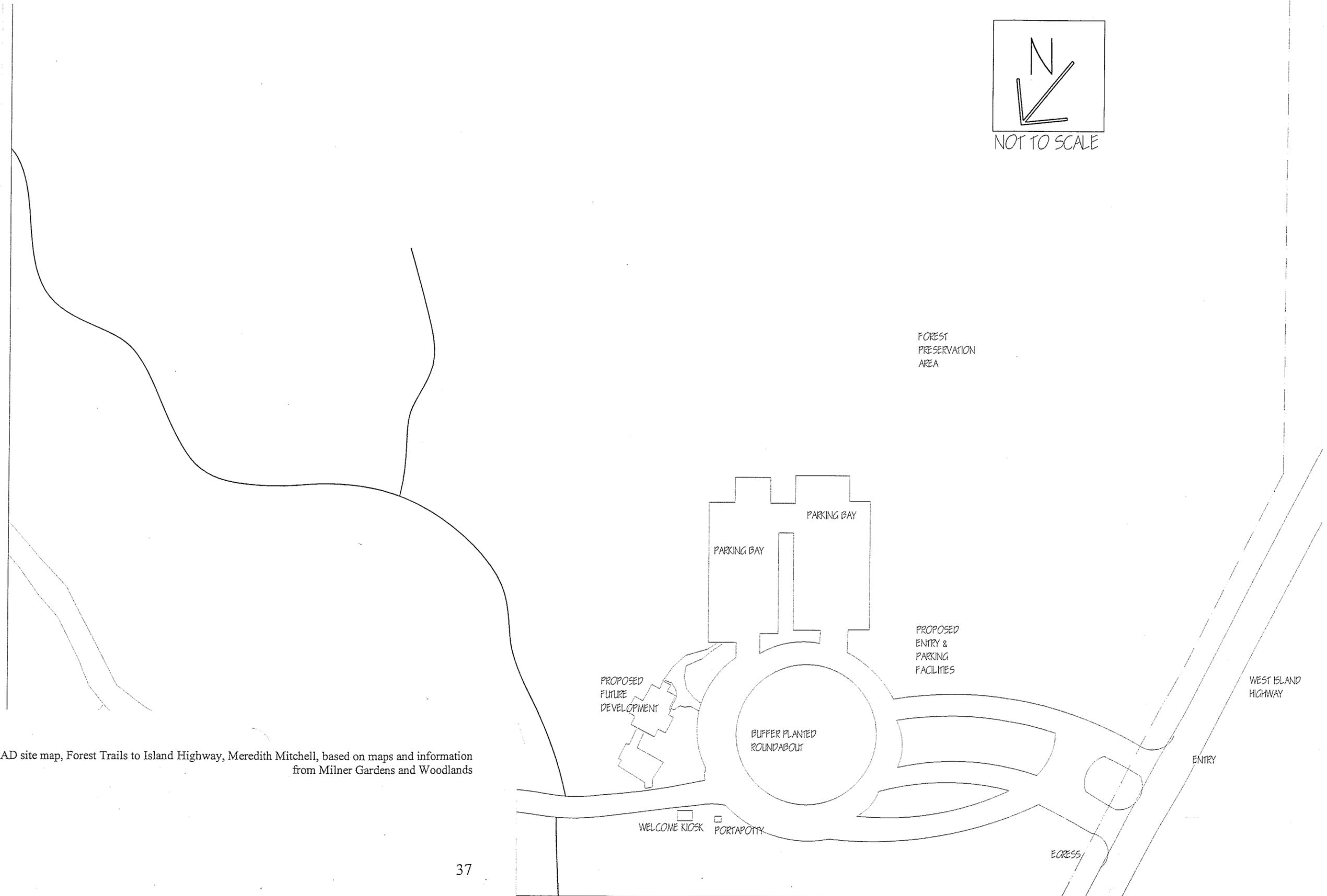


Figure 10: AutoCAD site map, Forest Trails to Island Highway, Meredith Mitchell, based on maps and information from Milner Gardens and Woodlands

The property consists of a large section of native landscape that provides habitat for several species of animals, including small rodents such as squirrels, small mammals such as raccoons and skunks, and larger mammals such as deer, mountain lions, and coyotes.

Land use

From 1929 to 1996 the property was zoned and used as a private residential estate. Now that Malaspina University College is the owner, the land is zoned and used as institutional. The additional use of a public garden is covered under the zoning of institutional facility. There are 16.1 hectares (40 acres) in the original title. This covers a series of structures, the gardens, forested areas, and some beach. There is an additional 10.9 hectares (27 acres) of forested land donated by the neighbors to the west of the Milner property bringing the total area to 27 hectares (67 acres).



Photo 8: Eagle Nest. Milner Garden Archive

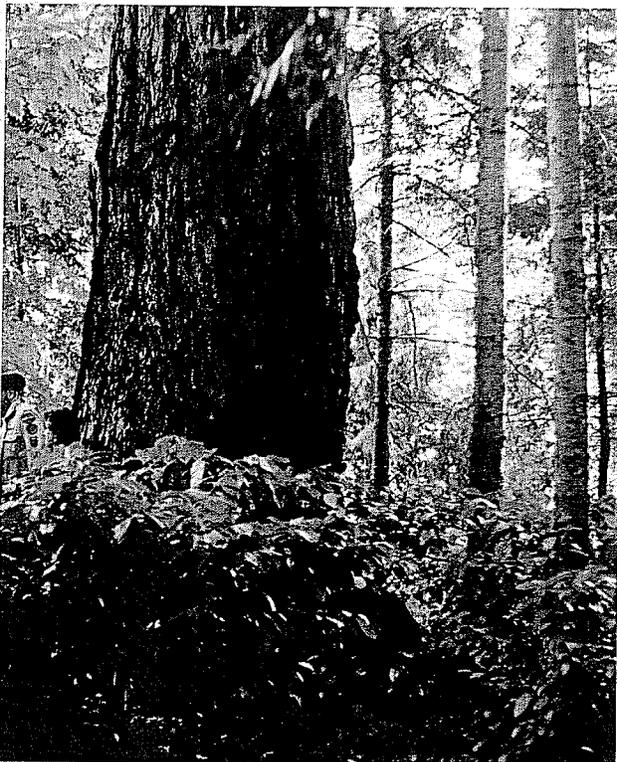


Photo 9, Forest, M. Mitchell

Native Vegetation

Forest

The property is situated in a douglas fir forest preserve. The physical description of the soil is a deep layer of sand with a thin layer of glacial till. The dryer area is an old growth natural forest with douglas fir (*Pseudotsuga menziesii* ssp. *menziesii*) and salal (*Gaultheria shallon*). The wetter areas have Western Red Cedar (*Thuja plicata*) and Western Hemlock (*Tsuga heterophylla*). There are also swamp areas with various sedge (*Carex*) species, meadowlands and open forest patches. Some areas of the forest are quite old, as much as 600 years with smaller trees being \pm 300 years old. Some of these older trees

are enormous, ranging in size from four to five metre diameters. Specimens of these larger trees show evidence of a forest fire that burned this area approximately three hundred and fifty years ago. These trees are protected under the British Columbia Forest Practices Act and the Municipal Act.

The property has a constant slope from the highway down towards the beach. At the rear of the gardens, there is a sandy cliff of varying height (7 to 14 metres). At the bottom of the cliff there is a marshy, grassed area, which connects to the high tide line of the sandy beach. From the base of the cliff to the edge of the grass area is approximately 18 metres. The low tide beach is large, very shallow and clear of debris.

The forest is a potential provincially protected environmental area because of the rare ecosystem (Douglas Fir-Western Hemlock)⁵⁰ that will be controlled by different laws and regulations from those covering the other areas of the property. See Appendix B, Conservation Covenant. The forest and trails system must be managed carefully both to protect the delicate ecosystem as well as to maintain safety for visitors.



Photo 10: Beach access, M. Mitchell

Beach

There are three acres of flat grassland between the beach and the cliff. The beach is accessed on two routes through the garden. The main one is an access road that was built by contracted loggers in 1996. The other one is an overgrown pathway leading from the formal lawn area at the back of the house. The beach consists of an acre of marsh and high tide vegetated areas and a pure sand beach to the low tide mark. In British Columbia private property is limited to the high tide line and therefore the beach itself is public

property. Nevertheless, the beach is rarely used by the public because the public access is several kilometres down the beach. At this time, Milner Gardens staff does not allow access to the beach from the garden for safety reasons.

The beach has its own individual importance as a protected environmental area; but, in general, the importance is as an archaeological site and because of its association with the house and gardens. There is a small pump house for pumping seawater to fill the original swimming pool, as well as remnants of a small jetty that was used by small boats.

⁵⁰ Hopwood Doug, Milner Gardens and Woodlands Forest Management Plan, Nanaimo, 1999

Although there are no specific issues associated with the beach itself; there is a serious concern at the cliff-face. At the top of the cliff, the formal gardens are only 3 - 5 metres away. The weight of the plant material and sod, as well as the stormwater drainage, has caused loading problems with the fragile subgrade. The topsoil is primarily sand and silt held together with plant material roots and is prone to water erosion. There have been dangerous slump and erosion problems in this area that have been only rudimentarily repaired. Milner Gardens staff have installed a series of vertical piles with erosion matting in recent years to prevent any further erosion. These are only temporary measures, and more elaborate mitigation must occur within the next few years, because these conditions can only get worse and serious damage can occur to the forest and the formal garden if and when another slump occurs.

Circulation

The original circulation system designed by Veronica Milner still exists and is in good repair (see inset plan, below). This includes the asphalt driveway and roundabout at the main house, and the path system in the ornamental gardens. The (existing) original driveway to the house is now the emergency services access. This driveway was “decommissioned” in 1998 by the Milner Gardens Committee as the official entry point to the Garden because it is a shared driveway with the neighbors to the south (The MacKenzies).

The garden has an asphalt maintenance road running from the main house and driveway to the former pool house (now the Gift Shop). There is also a B.C. Hydro Right of Way (R.O.W.) that runs from the rear of the Kitchen Garden to the edge of the Cutting Garden.

There is a new circulation/pathway system from the new entry area, which runs through the forest and links up with the end of the asphalt maintenance road in front of the pool house. The pathway system in the forest is a combination of new dirt/bark mulch and elevated walkway trails. A wider forest access road from logging efforts runs from the north edge of the property along the Milner property line to the beach.

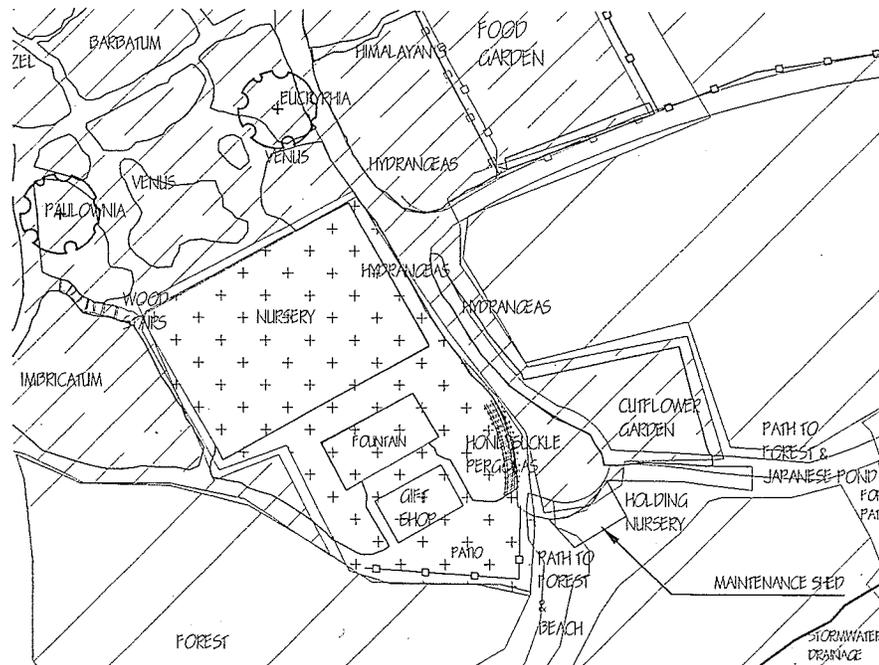


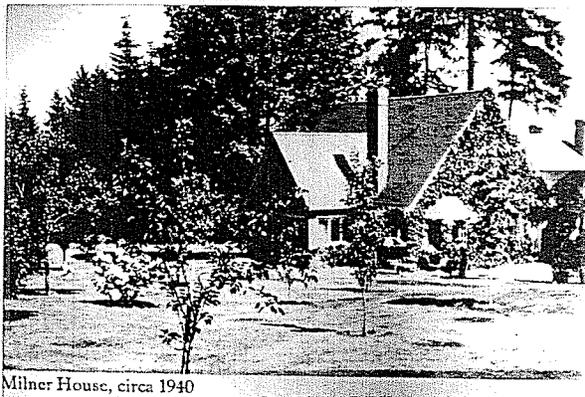
Fig. 11: AutoCAD enlargement of roads, Gift Shop, M. Mitchell

The logging road and logged areas were constructed in 1995 when Veronica Milner (due to lack of funds) commissioned a small independent logging company to selectively fall small areas of the forest on her property. Within one month of the logging occurring, her neighbors complained to the municipality and the municipality enacted the Forest Covenant By-Law #559 (See Appendix D). This bylaw disallowed any further logging on site and Veronica was left without a source of income. This event spurred her to commence looking for an entity to take over the maintenance of the property except for her house and the surrounding landscape.

Structures

There are three major structures on the property. The main house was built in the 1920's. The gardener's house was built in the late 1950's to house the Milner's permanent gardener. The third structure is the pool house built in the 1960's. This house was built at the same time the swimming pool was converted from seawater to well water. The (still existing) small structure of the pump house was decommissioned at the same time.

Main House



The main house or cottage is gabled, in the style of a Ceylonese tea plantation, and was built by the previous owner of the property, Mrs. Emily Money, in 1929⁵¹ ⁵². The layout of the house is an "I" shape. The existing shared driveway runs along the south property line between the Milner property and the Mackenzie property. The asphalt road runs from the Island Highway, meanders through the forest and splits in a "Y" shape with the north "arm" running through an ornamental wrought iron gate built

Photo 11: Historic Main house, Milner Gardens Archives

by Veronica Milner in the 1950's to the main house of the Milner property. The driveway leads to the back door of the main house, while the formal entry to the house faces the view of the ocean and the Gulf Islands. The wrought iron gate is connected to a mortared local granite stone wall that runs from the south property line to the driveway and from the driveway northwest beside the croquet lawn to the edge of the Queen's garden.

⁵¹ Cadwaladr, Jim, *Milner Gardens and Woodlands Draft Management Plan*, Milner Gardens, March 1999

⁵² Wylie, Brad, *Qualicum Beach: A History of Vancouver Island's Best Kept Secrets*, Qualicum Beach Historical and Museum Society, Qualicum Beach, 1992

The heritage quality of the house is significant because of its association with the history of Qualicum Beach and with the Milners. It is a focal point in the garden, with several views in the garden leading to the house. Also, the interior of the building is fascinating and will draw visitors. The views and vistas from the main house link it with the landscape and the garden. The house faces the ocean with a 270-degree view and is surrounded by a large lawn area (approximately 35 m x 75 m) on the northeast side.

Gardeners House

This is the administration and teaching area for the Malaspina University College Horticulture Technician Program. It is a small bungalow in which the Milner's gardener lived intermittently. There is a new entry built by the Program Coordinator and the students that is accessed from the existing driveway with a stone path, planting beds and a pergola.

The house consists of a lower entry room that leads into a raised classroom (living room). There is a small washroom with bath and shower as well as a large kitchen with attached dining area. There are two bedrooms at the rear and a small mudroom facing two small (2 m x 3 m) propagation greenhouses 3 metres northwest of the house.



Photo 12: Gardeners House, M. Mitchell

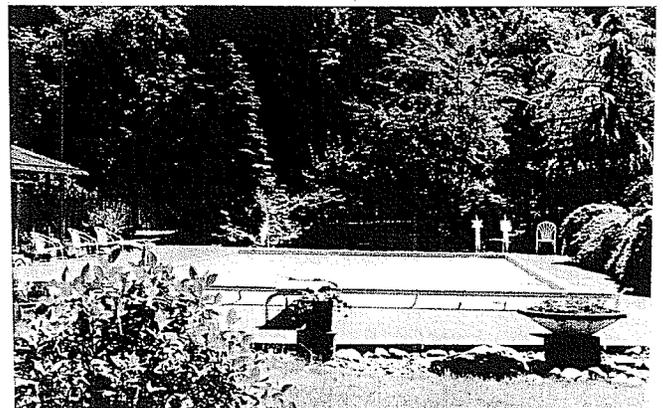


Photo 13: Pool Area, M. Mitchell

Pool House and Swimming Pool

The original pool house is located at the end of the existing asphalt access road, approximately 200 metres northwest of the gardener's house. This house is on the north side of the swimming pool and contained the pool pump and mechanical room, an equipment room, a bar, and two change/restrooms. It was painted white with a black roof with an overhang of 750 mm. Surrounding the house was a concrete walkway and three stairs to the pool area. A deteriorated grape stake fence with a curved design at the top originally surrounded both the pool and the house. This fence was removed in 2000 by the Milner Gardens staff and replaced with a similar fence. The new fence runs along the asphalt access road to the new pergola structures on the south side of the gift shop. On the east side of the pool area is a tennis court with an asphalt surface, surrounded by a four-metre high chain-link fence.

Gift Shop

The pool house was rehabilitated in 2000/01 as a gift shop and visitor information centre. The exterior was repaired and repainted; windows and the roof were replaced. The interior of the structure was gutted and made into a large room, while retaining the existing restroom facilities.

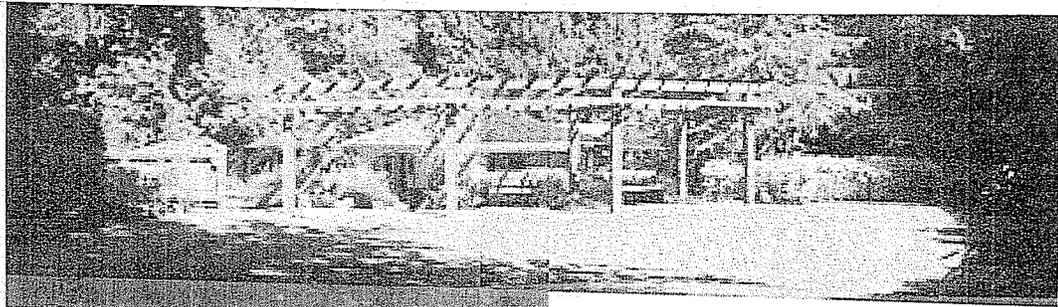


Photo 14: Gift Shop, M. Mitchell

Entry Kiosk

The new entry to the site is approximately 150 metres north of the original driveway on the Island Highway. This entry has both entry and egress - separate drives that run in a figure eight pattern. This new entry is the rehabilitated logging road from 1995. Milner

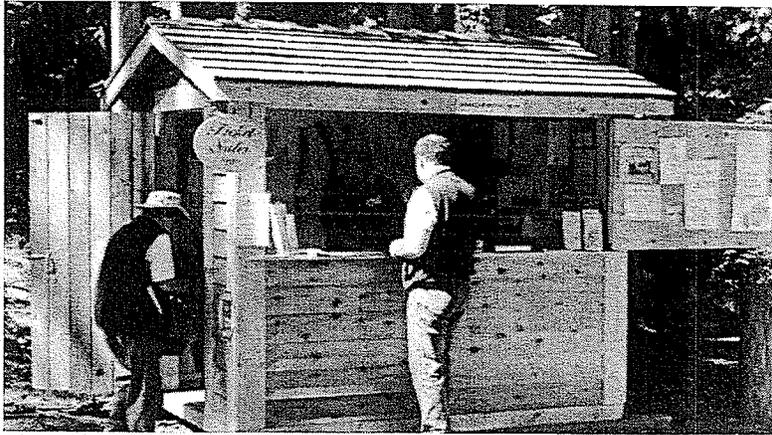


Photo 15: Entry Kiosk, M. Mitchell

Gardens staff have built a new Entry/Welcome Kiosk approximately 55 metres from the highway in one of the logged areas. The entry kiosk is a temporary structure made of cedar shake construction, 2 metres wide by 3 metres long. Milner gardens staff have also added a temporary restroom structure (portapotty) 4 metres west of the entry kiosk on a new 4.5 m x 4.5 m

concrete pad. These temporary structures will be replaced with permanent structures as soon as funding permits to a permanent welcome centre / museum.

Pump House

There is a small pump house structure on the grassy area near the beach. It is located on the north side of the access road and 25 to 30 metres from the cliff. This pump house is a remnant of a previous water system for the 1950's and 60's swimming pool when it was filled with seawater. This house was decommissioned, locked and windows boarded up in the late 1960's. It is surrounded with weeds, native grasses and garden debris. The structure is in moderate condition except for cosmetic disrepair.

Plant Material

Veronica Milner had special interest in three species of plants. The main group of plants she collected are rhododendrons - both species and hybrids. The garden designed by Mary Grieg is a specialized rhododendron garden that includes over 480 types of rhododendron and their hybrids. Veronica Milner also had interests in hydrangea and primula varieties. There is an uncounted number of these plants in the ornamental gardens.

The following descriptions of the facilities are a combination of information from the original Ted and Mary Grieg rhododendron garden map, GIS maps from Milner Gardens

and Woodlands site inventory, conversations with Veronica Milner, Jim Cadwaladr and Margaret Cadwaladr, and base map information from the town of Qualicum Beach.

Gardens

The gardens consist of a series of themes or specialty gardens such as country meadows, formal lawns, rhododendron groves, perennial beds, and other collections. They are interspersed with specimen trees and shrubs that make the garden as a whole a botanical and horticultural showplace. The total area of the designed gardens is 3.2 hectares (8 acres). The Milner Gardens and Woodlands Committee has created a database of the thousands of plant species and hybrids that exist on the property. (see Appendix for an example).

All of the gardens require large budgets for maintenance alone; the restoration of some of the overgrown parts of the gardens will have to be done piecemeal as money becomes available. Much of the initial outlay has been - and will continue to be - on the gardens since they are both the most significant heritage element of the site. They are also the focus of the Horticulture Technician Program.

Orchard Garden

On the east side of the gardener's house, there is an orchard that dates to the Moneys period of residence (1929 – 1934). This orchard was also used - and enlarged - by the Milners. Veronica Milner replaced several trees and added different species of fruit trees to the original apple trees. The orchard is approximately 12.2 m x 21.4 m and runs from the east edge of the gardener's house to the northwest corner of the main house. The orchard now contains several varieties of apple, plums, and pears. The trees are in moderate condition, although several are older and are covered in moss and not producing much fruit. The Milner Gardens staff is maintaining the orchard and two trees have been replaced with like varieties because of disease. There are approximately 18 fruit trees in the orchard, of varying types.



Photo 16: West Entry Garden, M. Mitchell

The west entry (driveway) garden

This consists of botanical and horticultural specimens in a formally designed space between the original residential entry and the house. A visitor must travel through a wrought iron gate and fence, along a gravel entry road to a central turnaround with a mature specimen Spanish chestnut (*Castanea*) tree planted in the mid 1950's at the west of the house. Next to this area is a mature apple (*Malus*) orchard and fruiting fig (*Ficus*) trees.

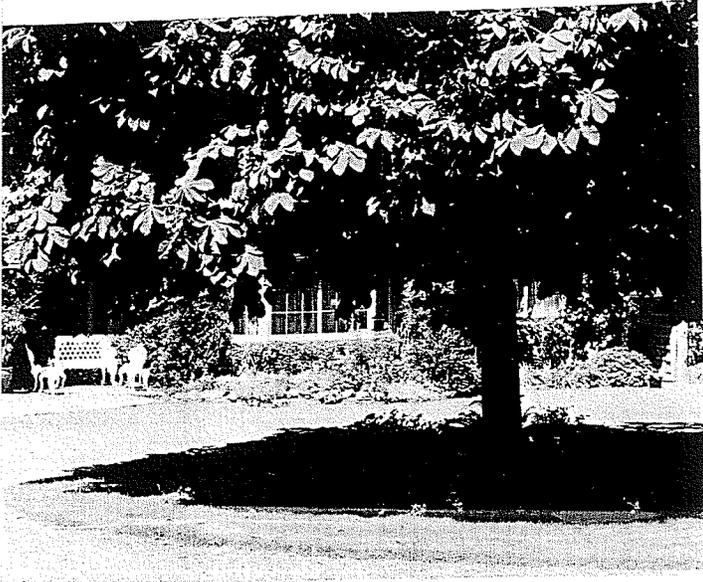


Photo 17: Formal herb beds, M. Mitchell



Photo 18: Garden Statuary – Pan, M. Mitchell

The main house garden

The formal garden is in the North East front of the house. It has a well-maintained lawn with perennial beds, rose beds and examples of specimen quality trees, Viburnums and Rhododendrons. There is also a wisteria growing on the house, dating from when the house was occupied by the Moneys. On the northeast corner of the main house, there is a small planting bed with ten to twenty different varieties of roses. This is one of the last gardens that Veronica Milner planned. Jim Cadwaladr and the Milner Gardens staff built it in the summer of 1998, with Veronica Milner sitting on the veranda of the house, calling directions to the builders.

At the south edge of the rose garden there is a mature specimen native cedar tree (*Thuja plicata*). Running from the east corner of the house to the base of the cedar tree there is a pergola structure built by Veronica Milner in the late 1950's. The pergola supports four very large and vigorous specimen wisteria vines. These wisteria have almost demolished the pergola with their weight, and have grown to almost the top of the cedar tree (approximately 35 to 40 metres in height). In the 1970's Veronica Milner built a trellis structure that attaches to the roof overhang at the west side of the main house and extends 4.5 metres. This trellis is covered with a mixture of Clematis, Jasminum (jasmine), and Passiflora (passion flower) vines. The ground under the trellis is paved with old bricks from local construction sites. At the west edge of this trellis structure is a small planting bed with a specimen *Magnolia stellata* (star magnolia) and an Italian stone

sculpture of Pan that Veronica Milner bought in the early 1950's when she was traveling in Italy with her husband.

The retention ponds garden

This is a small area where several concrete and stone pools and streams were constructed in the 1970's. There are five pools all connected by riprap-lined streams, and planted with primula, ferns, and other water-loving plants.



Photo 19: Retention Ponds Gardens, M. Mitchell

These pools were in moderate to poor condition until they were rehabilitated and repaired in 1999. They are now maintained on a regular basis by Milner Gardens staff. The lower pools contain three iron Japanese cranes bought by Veronica Milner in the early 1980's. Another piece of garden statuary in the pool area is an Italian dolphin and boy fountain bought by Veronica Milner and her husband in the 1970's - also when they were traveling. Three metres away from the dolphin fountain on the west side is a concrete block barbeque that was built at about the same time that the dolphin fountain was installed. It is in moderate to poor condition and covered in moss.

Specimen trees and shrubs surround the pools and form a boundary between the water garden and the rhododendron garden. These specimen trees include a *Fagus sylvatica* 'Atropurpurea', (copper beech), a *Davidia involucrata* (dove tree), *Paulownia tomentosa*, (empress tree), *Cornus chinensis* (chinese dogwood) and *Metasequoia glyptostroboides*

(dawn redwood). In particular, there are three Japanese maple specimen trees that shade the ponds, and were said by Veronica Milner to be grown from seeds from the Forbidden City in Beijing (Peking). All of these trees are at minimum thirty to thirty-five years old and are excellent large specimens.

Swales were constructed to follow the low ground throughout the entire garden; these were a part of the original drainage system, which included piping and open drainage. These swales connect to the pool system, collect and retain stormwater runoff from the garden and pipe it to the rear of the property where it eventually drains to the sea.

The rhododendron garden

This is the largest and most distinctive landscaped area of the property. It consists of approximately 2 hectares (5 acres) containing 465 different species of rhododendrons plus their hybrids. Veronica Milner was a serious collector of rhododendrons; some of the specimens were harvested in her travels from all over the world. The rest were obtained through her associates in the botanical world or through mail order.



Photo 20: Rhododendron Garden, M. Mitchell

The pathways intersect and meander with interspersed lookouts, views and vistas, and seating areas for afternoon walks. There are two sets of wood split log stairs within the rhododendron garden. These stairs have 0.75 to 1 m height risers and gravel and dirt runs of 0.60 to 0.75 m. The planting beds in the rhododendron garden are informal and vary in size, shape and grade. Some are mounded, while others have only slight grades to allow for positive drainage. These beds are designed to allow specific views within the garden, such as from the interior of the rhododendron

Some of the specimens are rare and now over 20 feet in height. They were well cared for and allowed to grow naturally, forming thickets and small trees in some cases. There are examples from all over the world including the native British Columbian Rhododendron macrophyllum and the Himalayan species Rhododendron macabeianum.

The rhododendron garden was laid out according to a plan by Mary Grieg, who was a well-known rhododendron hybridizer and garden designer in British Columbia. Underneath is an enlargement of the design by Mary Grieg in 1962.



Photo 21: Specimen Rhododendrons, M. Mitchell

garden to the retention pond area and specimen trees, the main house and the ocean and outlying islands. These vistas were designed and built by Veronica Milner over the course of the garden's 50-year development.

There is an existing crude irrigation system of drainage streams, ditches and old clay pipes. It was designed by Veronica Milner in the 1960's and built by local contractors. It had been revised and replaced continually over the years until it was decommissioned in 1995. It was then allowed to remain in place by the Milner Garden staff. The old drainage system has been replaced because of its collapse in several areas and it's generally poor condition.

The original irrigation system was supplied by a well and pump system from the early 1950's. This original well is located 5 metres northeast of the gardener's house and has a wood cover. It is in moderate condition and somewhat overgrown. This was decommissioned at the same time as the irrigation system.

Some of the original metal plant tags from Mary Grieg still exist on the collection and the Malaspina Horticulture Technician classes are in the process of identifying and tagging the rest of the specimens. The original plan and plant list with the labeled shrub material drawn by Mary Grieg is in the Milner Garden's archive and has been crucial to the development of the new database. The database of plant material for the rhododendron garden includes hundreds of varieties of rhododendrons, accompanying understory plants and groundcovers. Veronica Milner collected several different families and species of plants. These include primula, hydrangeas, azaleas, rhododendrons, and other rare or unusual plant materials. The ground covers in the rhododendron garden include *Hedera helix* (English ivy), *Arctostaphylos uva-ursi* (bearberry), *Ajuga reptans* (bugleweed),

Pachysandra terminalis (Japanese spurge), *Epimedium* varieties, (epimedium), and *Cyclamen* varieties (hardy cyclamen). Specimen trees in the rhododendron garden include the tender *Eucryphia nymansensis* a Chilean flowering tree with large rose like flowers that blooms in September.

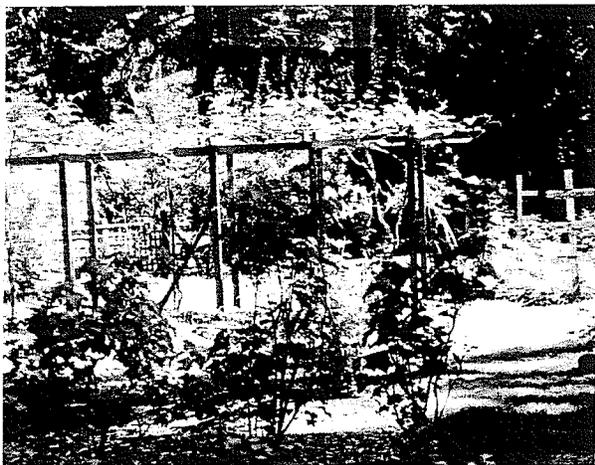


Photo 22: Vegetable Garden, M. Mitchell

The kitchen/vegetable garden

This consists of a large area of raised beds for annual vegetables, a large arbour of approximately 4.8 m x 2 m x 3.3 m with hardy kiwi fruit vines that produce hundreds of kilograms of fruit per season, approximately 30 linear metres of raspberry canes and a large area of asparagus beds.

perimeter fence. This was built in the 1970's and surrounds the kitchen garden on three sides. Behind the kitchen garden on the west side, the BC Hydro Right of Way runs north-south, parallel to the fence.

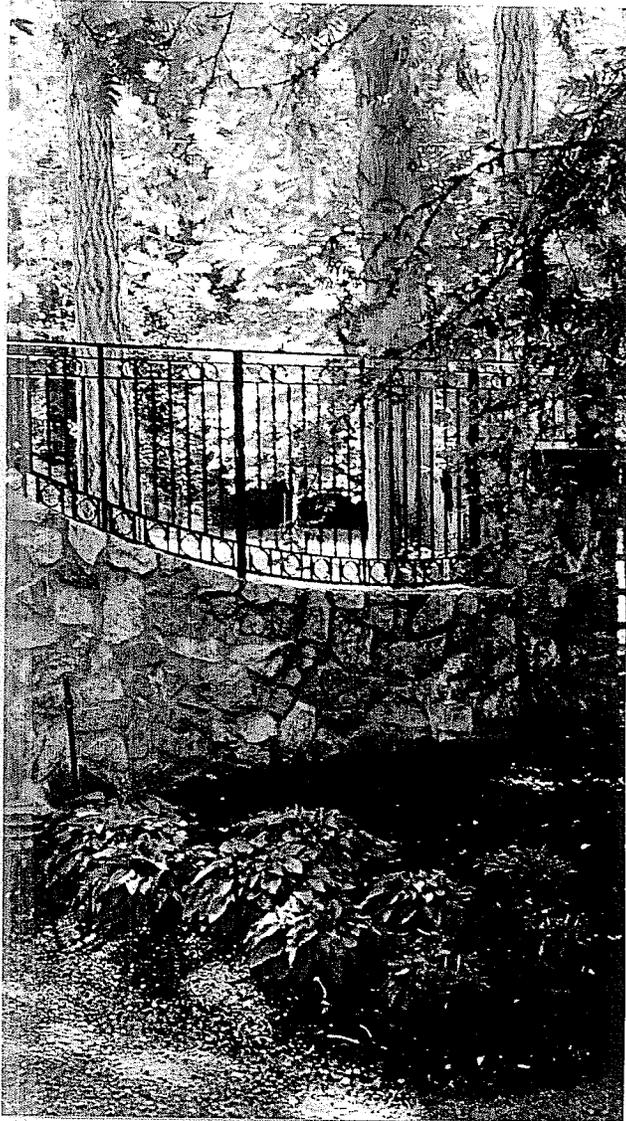


Photo 23: Queen's Garden, M. Mitchell

Queen's garden

The queen's garden was created when the Prince and Princess of Wales visited the garden in 1986. They planted a Japanese cherry tree in a sunny cleared area directly west of the wrought iron gate at the driveway. Queen Elizabeth and Prince Philip stayed at the estate for three days in October 1987, and planted an oak tree when they were there. There is a lawn area surrounding the memorial trees and cedar hedge trees have been added to the driveway edge. There are four parking spaces next to the garden for staff parking.

Croquet Lawn

Between the mortared stone wall at the original driveway entry to the garden and the gardener's house is a lawn area that is shaded by cedar and fig trees. This is a recreational lawn where Veronica and Ray Milner and guests would play croquet and other games. It has been unused for several years and has become somewhat shaded, mossy and overgrown. Three fig trees are planted in a small allee between the lawn and the road next to the gardener's house. The figs are in moderate condition. They were planted in the 1960's and are 5 to 6 metres high and are gangly because of the reduced sunlight. They are propped up with wood posts because several branches have weak crotches and are in danger of splitting. The area they are planted in is protected from the sea air and has a small, slightly warmer microclimate and they still produce surprising amounts of figs.



Photo 25: Gardener's House. M. Mitchell

Gardeners House New Landscape

When Malaspina University College moved the Horticulture Technician Program to the site in 1996, they moved into the gardener's house. One year later, they added paving stones to the entry, built raised planters and planted them with perennials. The raised planters surrounding the gardener's house also have stone and wood pergola structures with vines.

Gift Shop New Landscape

The Milner Gardens staff and the students of the Horticulture Technician program have redeveloped the landscape surrounding the gift shop. During the summers of 1999, 2000, and 2001 the students designed and built an elevated flag stone patio area to the west of the gift shop. They also built a short concrete ramp to the entry of the shop, 0.70 m high granite block retaining walls and elevated planting beds. On the south side of the gift shop the students designed/built a series of pergolas with seating structures that frame the entry to the gift shop. The patio, the elevated planting beds, and the pergolas were all planted with a wide range of perennials and shrub material. Several mature specimens of vines that Veronica Milner planted were retained and revitalized through pruning.



Photo 26: Gift Shop, M. Mitchell

Cut Flower Garden

Across the road from the gift shop is a 4-metre high mature cedar hedge (*Thuja occidentalis* “Excelsa”). Behind this hedge is a cut flower garden built by Veronica Milner in the 1970’s. This garden has a mixture of perennial and shrub material for cut flowers for the house and a blueberry patch that would not fit in the vegetable garden. The cut flower garden has been rehabilitated, cleaned and planted with new perennial material and is used for the same purpose; to fill the house, gift shop, gardener’s house, and welcome kiosk with bouquets.

Plant Propagation Nursery

At the same time that the pool house was renovated to the gift shop, the tennis court was rehabilitated to become a retail plant nursery and plant propagation area. The only changes was the addition of an enclosed area 10 metres long by 15 metres wide. This area is used as a holding area for tender seedlings or newly arrived plant material from outside Milner Gardens.

Japanese Pond / Meadow Area



Photo 27: Ornamental water lily, M. Mitchell

At present the Japanese pond area is a series of undeveloped detention ponds surrounded by native vegetation and grasses. They are found at the eastern edge of the forest; approximately 40 metres south of the cut flower garden, at the deer-fenced and gated entry to the ornamental gardens.

These ponds were one of the last projects initiated by Veronica Milner before her death. They were intended to be a Japanese inspired pond area with water lilies and ornamental landscape material. There are several specimens of water lilies bought by Veronica Milner growing in the pond that have naturalized and are doing well. The ponds and the surrounding landscape are

in moderate to poor condition. There has been little maintenance work done by the staff except the addition of a log bench across the path from the pond and mowing of the native grasses that surround the pool.

Chapter Five: Inventory and Analysis

Introduction

The purpose of this chapter is to give an overall site analysis of the heritage character and site features and their potential for conservation. It will catalog physical elements of the site using the existing conditions and their associated site history. This comparison will show whether they can be considered historic. I created a list of heritage defining measures to evaluate the heritage quality of each element. Subject to the numerical results of the criteria list, the site inventory will be shortened to a heritage elements list. The heritage character defining element (HCD) list will be an inventory of the site elements that meet the criteria on page 56.

Heritage Management Zones

The significant cultural aspects of this heritage site are from the last 60 years, so there is not a complex layering of historic use evident. Even so, there are four definite management zones on the site that range from pre-colonial (native untouched forest and beach; c. pre 1910), early 20th century (Colonel Money; c. 1920's to 1940's), recent history (Veronica Milner; c. 1950's to 1998), and new development (Malaspina University College; c. 1995 to present day). See map next page.

Pre-Colonial

Forest

There are two areas of pre-colonial significance on the site. The forested areas are a mixture of heritage cathedral first and second growth native trees. First growth means they have never been logged, second growth means the tree material has been logged once in the early part of the century by selective individual logging practices. The forested areas for the Milner Gardens property and the two properties on either side (the Mackenzie and the Mewburn) have a Forest Protection Covenant By-law in association with them. According to the Land Transfer Agreement between Malaspina University and Veronica Milner, and the Mewburn Property Land Transfer, Malaspina University must conserve the forest using the guidelines set out in a Forest Management Plan (written in 1999). For the purposes of heritage conservation, the forest should be conserved and maintained using the guidelines in the Forest Management Plan and the preservation standards set out by the Draft Standards and Guidelines for the Conservation of Historic Places in Canada⁵³. See the Appendix for a list of the preservation standards.

⁵³ Fulton, Gordon W. Ed., Draft Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada Agency, Fourth Draft, Oct. 2001

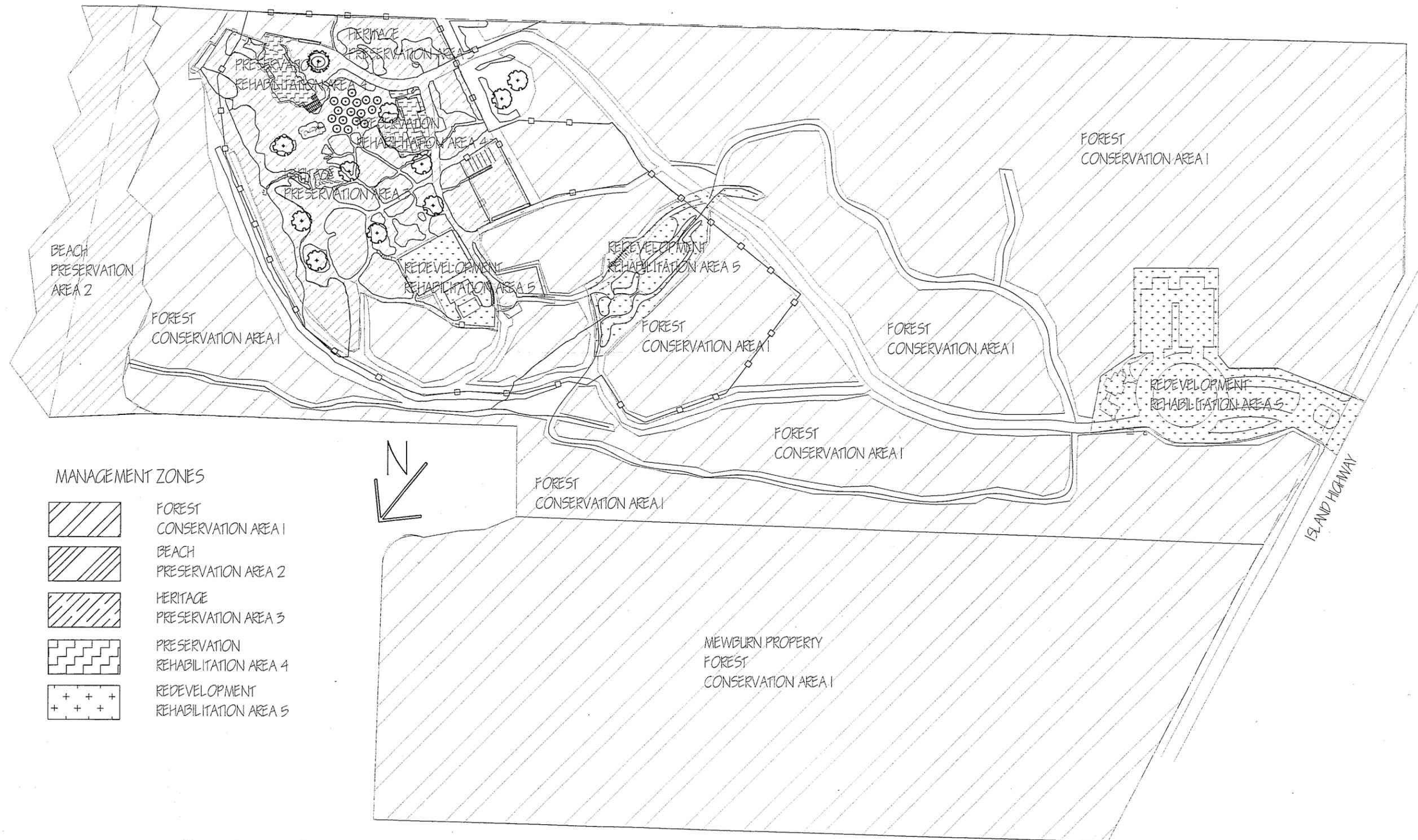


Fig. 12: Management Zones Map, Meredith Mitchell, 2002

Beach

The beach is the second pre-colonial character area on the property. It has had several structures built on it from the 1920's to the 1940's. These include several wharves – of which the pilings remain - and several breakwaters of log piles. These structures are repeated along the beach on most properties. The low tide area of the beach is crown land and is not part of the Milner property. There is no development planned for this area by Milner Gardens, and it will only be minimally maintained eg. garbage removal, for aesthetic reasons. The transition area between the low tide area and the high tide mark has a series of breakwaters and heritage posts and supports for docks from the early 1900's. These archaeological specimens should be preserved without interference. Documentation and inclusion in the property inventory would be appropriate. Preservation work should follow the preservation standards set out by the Draft Standards and Guidelines for the Conservation of Historic Places in Canada⁵⁴.

Early 20th Century

The colonial character area includes site elements in association with Qualicum Beach and Colonel Money. This includes parts of the main house and original entry drive, the orchard and associated plant material including the wisteria growing on the house itself.

These heritage character elements should be preserved and maintained because there are few remnants from this time and, for the most part, they are in good condition. Preservation efforts should follow the preservation standards set out by the Draft Standards and Guidelines for the Conservation of Historic Places in Canada⁵⁵.

Recent History

The history of the property since 1949 has had the most significant currently apparent impact on the site. Veronica Milner created the most significant heritage defining character and has retained most of its heritage integrity. The heritage landscape condition is moderate to very good in appearance. The aesthetic quality and overall design has been considerably conserved by the Milner Gardens and Woodlands staff. The overall conservation treatment for this character area should be preservation wherever possible. Preservation works should follow the preservation standards set out by the Draft Standards and Guidelines for the Conservation of Historic Places in Canada⁵⁶.

In some areas, where there is overlap with areas of new development or adaptive rehabilitation, the rehabilitation standards of the Draft Standards and Guidelines for the Conservation of Historic Places in Canada⁵⁷ should be followed. The heritage elements

⁵⁴ Fulton, Gordon W. Ed., Draft Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada Agency, Fourth Draft, Oct. 2001

⁵⁵ *ibid*

⁵⁶ *ibid*

⁵⁷ *ibid*

should only be rehabilitated when the new use of the element demands it or when there are safety concerns for visitors. For example, the pathways in the rhododendron garden are adequate for small groups of one to three people walking but are not adequate for larger groups, or pathways may need to be repaired and rehabilitated to allow for positive drainage of the planting beds. The pathways in the forest are considered rehabilitation zones with 2 metre setbacks on either side to allow for construction damage mitigation. Rehabilitation should only take place when there is no alternative to preservation of the existing heritage element.

New Development

There is a transition period between Veronica Milner's ownership of the property and Malaspina University College / Milner Gardens and Woodlands. This was between the time when Malaspina assumed the maintenance of the property and Veronica Milner's death on November 5th, 1998. During this time, Veronica Milner directed and organized/planned several garden projects, including the rose garden at the southeastern corner of the main house, the Japanese water retention ponds 70 metres west of the gift shop, and the repair and maintenance of the access / logging road to the beach (running the length of the northern property line between the Mewburns and the Milners). These projects were initiated by Veronica Milner, but were not completed at the time of her death in 1998. I have included them in the new development associated with Malaspina University College.

In the analysis, it has become evident that there are three areas in the property that should be rehabilitated and redeveloped for the new use of the property. These three areas are:

- the new main entry to the site and the parking and welcome kiosk;
- the Japanese pond area and the surrounding landscape / pathway system and;
- the gift shop and its surrounding landscape.

At the time of this writing, this future Japanese pond area is called the Native Pond and Alpine Area on the Visitors handout. For the purposes of this study, it will be called the Japanese Pond area.

These three areas have been designated new development zones, along with the forest pathways that are considered new because some are remnants of the logging access trails that were built in 1995, while others are animal and informal pedestrian trails that have been modified by the Milner Gardens staff for visitor access in the forest.

One of the most important issues in this garden is the heritage character. It is what drives public interest and draws people to visit. This Garden has heritage appeal in several areas. There are:

- Interest in previous owners; Veronica Milner for her garden and background, Ray Milner, as a nationally recognized individual and General Money and family, as individuals with fascinating backgrounds and interesting ties to the United Kingdom.
- Interest in Veronica Milner’s background and her ties to Irish aristocracy
- Interest in the house as an architecturally significant heritage house
- Interest in the garden as a premier example of a horticultural and botanical garden.
- Interest in the garden as a significant example of Mary Grieg’s garden design and rhododendron specimens
- Interest in the forest and the beach as good examples of endangered environmental areas.

Criteria List

The table below itemizes ten issues that evaluate the heritage character of an element. This is derived from the criteria list in the book “Heritage Landscapes in British Columbia: A Guide to their Identification, Documentation, and Preservation” by Doug Paterson and Lisa Colby⁵⁸. Also used were a series of National Register Bulletins⁵⁹; a series of information briefs written by the United States National Parks Service, Cultural Resources Branch to help individuals, professionals, and government offices in the preservation of historic places, buildings and landscapes.

<p>1. Relative Age Age of the elements on the site from the oldest to the newest. Range will be from forest and beach (pre-colonial) to Malaspina (1995+) Range – 1=Pre-colonial, 2=Money era, 3=Early Veronica, 4=Late Veronica, 5=New</p>
<p>2. Association with Significant Individuals and Events Elements connection with interesting individuals such as Veronica Milner, Ray Milner, Ted and Mary Grieg, and General Money, the UK Royals, significant events such as the UK Royals visits Range – 1=Direct Link, 2=Moderate, 3=General, 4=Little, 5=New</p>

⁵⁸ Paterson, Douglas D. and Lisa J. Colby, Heritage Landscapes in British Columbia: A Guide to their Identification, Documentation, and Preservation, University of British Columbia, August, 1989

⁵⁹ National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, USDI, NPS, CR, 1995

National Register Bulletin #18: How to Evaluate and Nominate Designed Historic Landscapes

National Register Bulletin #22: Guidelines for Evaluating and Nominating Properties that have Achieved Significance within the Last Fifty Years

National Register Bulletin #30: Guidelines for Evaluating and Documenting Rural Historic Landscapes

National Register Bulletin #32: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons

National Register Bulletin #39: Researching a Historic Property

<p>3. Uniqueness of Element Individuality and Significance of Element on Site; and in the Surrounding Area Range – 1=High, 2=Fair, 3=Average, 4=Poor, 5=None</p>
<p>4. Condition and Structural Soundness of Element State of Repair of Element; whether it needs repair or replacement Range – 1=Good, 2=Fair, 3=Average, 4=Poor, 5=Removed</p>
<p>5. Aesthetic Quality Artistry or Beauty of Element; pleasing to view, touch, smell, taste, hear Range – 1=Good, 2=Fair, 3=Average, 4=Poor, 5=None</p>
<p>6. Heritage Integrity Completeness of heritage character; whether character of element has been distorted or removed through disturbance Range – 1=Good, 2=Fair, 3=Average, 4=Poor, 5=Removed</p>
<p>7. Scale or Percentage of Element in the Site Relative impact of item on the site; whether the actual physical size or the importance of association Range – 1=High, 2=Medium, 3=Low, 4=Required</p>
<p>8. Representativeness or Appropriateness Appropriate illustration of the design, intent, period, style of the site; Range – 1=Good, 2=Fair, 3=Average, 4=Poor, 5=None</p>
<p>9. Degree of Connectivity of Element The amount of damage to a larger heritage element that would occur with the removal of its integral components Range – 1=Good, 2=Fair, 3=Average, 4=Poor, 5=None</p>
<p>10. Potential for Development Ease of which element may be used for new or similar function without disturbance and whether the element will have to be altered to be utilized Range – 1=Good, 2=Fair, 3=Average, 4=Poor, 5=None</p>
<p>11. Total of counts Low # = Good Heritage Object – possibility of 10. High # Either a New Element, or an element that has been removed, disturbed, or poor quality specimen. possibility of 49</p>

Table 1: Criteria List, M. Mitchell

Using this criteria list with the list of site elements from the site history and the existing site conditions, I have evaluated the significance of each element. From the results a shorter list of the heritage character defining elements for the Milner Gardens and Woodlands property was compiled. The Site Elements List and their evaluation si set out on pages 58 - 60.

Site Elements	Age	Association	Unique	Condition	Aesthetic	Integrity	Scale	Represent	Connectivity	Potential	Totals
Rhododendron Collection	3	2	1	1	1	1	1	1	1	1	13
Azalea Collection	3	2	1	1	1	1	1	1	1	1	13
Himalayan Rhododendrons	3	2	1	1	1	1	1	1	1	1	13
Heritage burned Trees	1	1	1	2	2	1	1	2	1	1	13
Rhododendron Garden	3	1	1	1	1	2	1	1	1	2	14
Orchard	2	1	2	2	2	1	1	1	1	1	14
Spanish Chestnut	3	3	1	1	1	1	1	1	1	1	14
Metasequoia glyptostroboides	3	3	1	1	1	1	1	1	1	1	14
Beach	1	3	2	1	1	1	1	1	1	1	14
Formal Lawn	3	2	2	1	1	1	1	1	2	1	14
Entry garden (old driveway)	3	1	2	2	2	1	1	1	1	1	15
Copper Beech	3	3	2	1	1	1	1	1	1	1	15
Davidia involucrata	3	3	2	1	1	1	1	1	1	1	15
Forest	1	3	1	2	1	2	1	1	1	2	15
Crane statues	3	2	2	2	1	2	1	1	1	2	15
Overall circulation plan	3	1	1	2	2	2	1	1	1	1	16
Main House	2	1	1	3	1	3	1	1	1	2	16
Pathways	3	1	1	2	3	2	1	1	1	2	16
Wrought iron Gate	3	2	2	2	2	1	2	1	1	1	17
Garden Statuary	3	2	2	2	1	2	1	1	2	1	17
Dolphin pond	3	2	2	2	1	3	1	1	1	1	17
Views in garden	3	2	2	3	1	2	1	1	1	1	17
Vistas	3	2	2	3	1	2	1	1	1	1	17
Eucryphia Trees	3	3	2	2	2	1	1	1	1	1	17
Driveway	3	1	2	2	3	1	2	2	1	1	17
Planting beds	3	1	2	3	1	3	1	1	1	2	18
Magnolias	3	3	2	2	1	2	2	1	1	1	18
Wisteria	3	3	2	1	1	2	2	2	1	1	18
Queen's Garden	4	1	2	1	3	1	1	2	1	1	18
Dry laid stone wall - fence	3	2	2	3	2	2	2	1	2	2	19
Retention ponds	3	3	2	2	1	3	1	1	1	2	19
Queen's Dedicated Trees	3	1	2	3	3	1	1	2	2	1	19
Fig Trees	3	3	2	2	2	1	2	1	2	1	19

Table 2: Matrix of Site Elements and Criteria

Site Elements	Age	Association	Unique	Condition	Aesthetic	Integrity	Scale	Represent	Connectivity	Potential	Totals
Hydrangea collection	3	3	2	2	1	2	1	1	2	2	19
Croquet Lawn	3	1	3	2	3	1	2	2	3	1	21
Wisteria pergola	3	2	2	4	2	2	2	1	2	1	21
Gardeners House	3	2	2	3	2	3	1	1	1	3	21
Drainage system	3	2	2	2	3	2	2	3	1	2	22
Pergola (main house)	3	2	2	4	2	2	2	1	2	3	23
Placed boulders	3	3	2	3	2	2	2	2	3	1	23
Primula collection	4	3	3	2	1	3	2	1	2	2	23
Concrete mosaic (entry garden)	3	2	3	3	3	2	3	2	3	1	25
Kitchen garden fence	3	3	3	4	2	2	2	2	2	3	26
Cut Flower Garden	3	3	3	3	2	3	3	3	2	2	27
Garden wood stairs	3	3	2	4	3	2	3	2	2	3	27
Furniture (bench)	4	1	3	3	3	2	2	3	3	3	27
Kitchen Veg. Garden	4	3	3	3	2	3	3	3	2	2	28
Rose Garden	4	3	4	3	3	2	3	3	3	2	30
Signage	5	5	5	1	3	2	1	3	3	3	31
Pond Lilies	4	3	3	4	3	3	2	2	3	4	31
Pergola / Arbor (gift shop)	5	5	5	1	2	2	2	4	4	2	32
Perennial Garden (Gift shop)	4	5	5	3	2	3	2	4	4	1	33
Gardeners House New garden	5	5	5	3	2	2	3	3	4	2	34
Swimming Pool Garden	5	5	4	3	2	5	3	2	3	2	34
New Swimming Pool Fence	5	5	4	2	3	3	3	3	3	3	34
Logged areas	4	4	4	3	4	3	2	4	3	4	35
Logging roads	4	4	4	3	5	3	2	4	3	3	35
Swimming Pool fence	3	3	2	5	2	5	3	5	2	5	35
Pump House	3	3	4	4	5	3	3	3	4	4	36
Nursery	5	5	4	3	4	2	4	4	4	2	37
Japanese Pond	4	4	4	4	4	3	1	4	4	5	37
Meadow Lands	4	4	4	4	4	3	2	4	4	5	38
Swimming Pool	3	3	4	5	3	5	3	4	4	4	38
Swimming Pool House	3	3	3	5	4	5	2	4	4	5	38
Gift Shop	5	5	5	2	3	2	4	4	4	4	38
Old well system	3	3	3	5	5	5	3	3	5	5	40

Table 2: Matrix of Site Elements and Criteria

Site Elements	Age	Association	Unique	Condition	Aesthetic	Integrity	Scale	Represent	Connectivity	Potential	Totals
Old irrigation system	3	3	3	5	5	5	3	3	5	5	40
Old pumphouse system	3	3	3	5	5	5	3	3	5	5	40
Entry Kiosk	5	5	5	3	4	2	4	5	4	4	41
Tennis court	3	3	4	5	5	5	3	5	5	5	43

Table 2: Matrix of Site Elements and Criteria

This list shows site elements with the most heritage potential element at the top and the least heritage potential at the bottom. The totals to the right of the list with the lowest number (13) designate the element (the rhododendron garden) as the most significant heritage character-defining element of the site. The rest of the elements follow in descending order of heritage significance. The cutoff for inclusion as a heritage element is the midway mark total 26. The elements below this total have insufficient criteria to be considered as priorities in conservation work.

Analysis and treatment of heritage plant material

The existing heritage plant material has been inventoried and catalogued by the Milner Gardens staff. This database lists the species, cultivar, location, plant identification number (if it had one), and its origins. The documentation uses the existing Mary Grieg map, personal communication with Veronica Milner, visual cataloguing by Milner Gardens staff and the students of Malaspina University College Horticulture Technician Program. This documentation should take into account that plant material is living and therefore has a finite lifespan. Some plant material that existed on site from the colonial timeframe and from Veronica Milner may not still be in the existing landscape.

Accurate representation of plant materials that Veronica Milner used could be achieved through analysis of the photo documentation of the site and soil testing for pollen or plant remnants of specimen material. A documentation check of local and specialty nurseries that existed in the 1950's would also help identification of historic plant material. This would give a more accurate representation of the history of the gardens that Veronica Milner built. It would also indicate what plant material has failed to survive in this landscape.

Treatment of heritage plant material must take into account that plant material fails, ages and grows. Decisions must be made on the conservation of the heritage character of the plant material. The heritage character plant material associated with Veronica Milner's period of residence should be preserved in order to accurately portray the character of her garden.

Furthermore, preservation of a heritage landscape must pay regard to the significance of the garden as a whole; the garden as a sum of its parts; and the garden as individual heritage objects. Each separate garden at Milner Gardens has been analyzed within the context of the gardens as a whole. These gardens have been considered for their significance:

- relative to Milner gardens as a whole,
- for their contribution to the overall plant material at Milner Gardens,
- individual specimens.

Treatment of each garden should depend upon its individual components.

Replacement

The replacement of shrub material depends on the treatment proposed for the particular garden and on the management zone the garden is in.

In-kind replacement means: the replacement of plant features in a cultural landscape with the same cultivar, variety, or species as the former plant.⁶⁰

Replacement of plant material in areas to be preserved in heritage management zones should be in-kind, with the same cultivar or one that has similar characteristics.

Replacement of plant material in areas to be rehabilitated in heritage management zones should be in either in-kind or a plant specimen that meets the requirement of the heritage character but suits the needs of the new use e.g. - a smaller growing shrub next to a set of wood stairs, instead of the larger growing Photinia.

Replacement of plant material to be preserved in forest conservation areas should be in agreement with the Forest Management Plan drawn up in 1999 (See Appendix B). All plant material in forest and beach areas should be native plants. Replanting of disturbed areas should be similar to the plant species that surround the disturbed area.

See Appendix B, Conservation Covenant.

Substitutions

Substitutions of plant materials are acceptable in areas of rehabilitation or redevelopment. In areas where disease or insect problems occur, plant material should be substituted with a variety, cultivar or family that is appropriate to the situation. Substitution is also acceptable when the particular plant variety, cultivar or family is not available or not in production anymore.

⁶⁰--, Landscape Lines 12, Treatment of Plant Features, U.S. Department of the Interior, National Park Service, Cultural Resources, Park Historic Structures & Cultural Landscapes, Washington DC, 1998

Management Zones of Heritage Character Defining Elements

The heritage character defining elements are spread throughout the site and in different management zones in the property. Treatment of each element will depend not only on the significance of the element but also in its use and locality. The chart on pages 64 to 65 demonstrates the zonation of each element and its risk of disturbance.

The first column lists the heritage character elements that were analyzed and catalogued in the site elements chart on pages 58 to 60. The second column gives the summation of the results of the heritage criteria list. The third column catalogues the four management zones of the site:

- 1) **Forest / Beach Conservation Area**
- 2) **Heritage Preservation Area**
- 3) **Preservation / Rehabilitation Area**
- 4) **Redevelopment / Rehabilitation Area**

These four zones are shown on the map on page 53.

The Forest / Beach Conservation Area is a combination of the two natural vegetation areas on the property. Both of these areas require little to no intervention by the Milner Gardens and Woodlands staff and are listed as Conservation Area only.

The Heritage Preservation Areas consists of the ornamental and working gardens, the original driveway, the statuary and the various built elements such as the wood stairs, old irrigation system, and the well. This area is considered a “preserve and maintain” zone, with minimal intervention.

The Preservation / Rehabilitation Areas are the 3 metre wide setback surrounding the main house and gardeners house, and the 2 metre wide setback trail / pathway system in the forest. This area will require minimal to moderate interventions, depending on the construction damage caused by the new pathway system or any additional plantings that are required around the main house or the gardener’s house.

The Redevelopment / Rehabilitation Areas are the areas that require new structures or moderate to considerable interventions to allow for the new use of the site. This area will not be considered “heritage” in nature and any heritage elements that occur in these areas are at high risk for damage of destruction.

Site Elements	Heritage	Zones	Prioritization
Heritage burned Trees	13	1	14
Azalea Collection	13	2	15
Beach	14	1	15
Himalayan Rhododendrons	13	2	15
Rhododendron Collection	13	2	15
Forest	15	1	16
Metasequoia glyptostroboides	14	2	16
Orchard	14	2	16
Rhododendron Garden	14	2	16
Spanish Chestnut	14	2	16
Copper Beech	15	2	17
Davidia involcrulata	15	2	17
Entry garden (old driveway)	15	2	17
Formal Lawn	15	2	17
Crane statues	16	2	18
Overall circulation plan	16	2	18
Dolphin pond	17	2	19
Eucryphia Trees	17	2	19
Garden Statuary	17	2	19
Main House	16	3	19
Views in garden	17	2	19
Vistas	17	2	19
Wrought iron Gate	17	2	19
Driveway	18	2	20
Magnolias	18	2	20
Pathways	17	3	20
Planting beds	18	2	20
Wisteria	18	2	20
Retention ponds	19	2	21
Dry laid stone wall - fence	19	2	21
Fig Trees	19	2	21
Hydrangea collection	19	2	21
Queen's Dedicated Trees	19	2	21
Queen's Garden	19	2	21
Croquet Lawn	21	2	23
Wisteria pergola	21	2	23
Stormwater system	22	2	24
Gardeners House	21	3	24
Pergola (main house)	23	2	25
Placed boulders	23	2	25
Primula collection	23	2	25

Table 3: Management Zones Chart, M. Mitchell

Concrete mosaic (entry garden)	25	2	27
Kitchen garden fence	26	2	28
Cut Flower Garden	27	2	29
Furniture (bench)	27	2	29
Garden wood stairs	27	2	29
Kitchen Veg. Garden	28	2	30
Rose Garden	30	3	33
Pond Lilies	31	4	35
Signage*	31	4	35
Pergola / Arbor (gift shop)*	32	4	36
Perennial Garden (Gift shop)*	33	4	37
Pump House	36	1	37
Gardeners House New garden*	34	4	38
Swimming Pool Garden*	34	4	38
Logged areas^	35	4	39
Logging roads^	35	4	39
Swimming Pool fence*	35	4	39
Japanese Pond	37	4	41
Nursery*	37	4	41
Old pumphouse system	40	1	41
Gift Shop*	38	4	42
Meadow Lands	38	4	42
Old irrigation system	40	2	42
Old well system	40	2	42
Swimming Pool^	38	4	42
Swimming Pool House^	38	4	42
Entry Kiosk*	41	4	45
Tennis court^	43	4	47

Table 3: Management Zones Chart, M. Mitchell

Prioritization of Heritage Elements

Table 4 presents an analysis of the combination of the heritage element calculations shown in Table 2 and the management zones chart shown in Table 3. This gives a prioritization level for the heritage character elements. The prioritization totals represent the amount of risk-of-disturbance that that particular heritage site element is under. The higher the prioritization number is, the higher the risk.

The site elements that have already been removed were unsurprisingly at the most risk and had the highest prioritization number. New site elements that are reproductions, replacements, or reconstructions also have high prioritization numbers. These two categories of element are marked in Table 4 as:

- * - New reproduction, Replacement Element**
- + - Removed Heritage Element**
- ^ - Rehabilitated Element**

Table 4 also shows the prioritization suggested for the elements that should be rehabilitated in order to accommodate the new use of the site. These elements should have first priority for conservation works.

Site Elements	Heritage	Zones	Totals
Heritage burned Trees	13	1	14
Azalea Collection	13	2	15
Beach	14	1	15
Himalayan Rhododendrons	13	2	15
Rhododendron Collection	13	2	15
Forest	15	1	16
Metasequoia glyptostroboides	14	2	16
Orchard	14	2	16
Rhododendron Garden	14	2	16
Spanish Chestnut	14	2	16
Copper Beech	15	2	17
Davidia involcrulata	15	2	17
Entry garden (old driveway)	15	2	17
Formal Lawn	15	2	17
Crane statues	16	2	18
Overall circulation plan	16	2	18
Dolphin pond	17	2	19
Eucryphia Trees	17	2	19
Garden Statuary	17	2	19
Main House	16	3	19
Views in garden	17	2	19
Vistas	17	2	19
Wrought iron Gate	17	2	19
Driveway	18	2	20
Magnolias	18	2	20
Pathways	17	3	20
Planting beds	18	2	20
Wisteria	18	2	20
Retention ponds	19	2	21
Dry laid stone wall - fence	19	2	21
Fig Trees	19	2	21
Hydrangea collection	19	2	21
Queen's Dedicated Trees	19	2	21
Queen's Garden	19	2	21
Croquet Lawn	21	2	23
Wisteria pergola	21	2	23
Stormwater system	22	2	24
Gardeners House	21	3	24
Pergola (main house)	23	2	25
Placed boulders	23	2	25
Primula collection	23	2	25
Concrete mosaic (entry garden)	25	2	27

Table 4: Prioritization Chart, M. Mitchell

Kitchen garden fence	26	2	28
Cut Flower Garden	27	2	29
Furniture (bench)	27	2	29
Garden wood stairs	27	2	29
Kitchen Veg. Garden	28	2	30
Rose Garden	30	3	33
Pond Lilies	31	4	35
Signage	31	4	35
Pergola / Arbor (gift shop)	32	4	36
Perennial Garden (Gift shop)	33	4	37
Pump House	36	1	37
Gardeners House New garden	34	4	38
New Pool Fence	34	4	38
Swimming Pool Garden	34	4	38
Logged areas	35	4	39
Logging roads	35	4	39
Swimming Pool fence	35	4	39
Japanese Pond	37	4	41
Nursery	37	4	41
Old pumphouse system	40	1	41
Gift Shop	38	4	42
Meadow Lands	38	4	42
Old irrigation system	40	2	42
Old well system	40	2	42
Swimming Pool	38	4	42
Swimming Pool House	38	4	42
Entry Kiosk	41	4	45
Tennis court	43	4	47

Table 4: Prioritization Chart, M. Mitchell

Recommended Treatments for Heritage Character Defining Elements

The following treatment recommendations are based on Table 1 - criteria list, Table 2 - heritage elements, the management zones map and Table 3 - zonation list, and Table 4 - prioritization category list. These recommendations suggest the long-term management strategy of Milner Gardens and Woodlands.⁶¹

They call for:

- 1) Preservation**
- 2) Rehabilitation**
- 3) Adaptive Rehabilitation**
- 4) Redevelopment**

Table 5 - preferred treatment list catalogues 69 site elements. The types of treatments are:

- 39 Preserved Elements (56.5%)
- 8 Rehabilitated Elements (11.5%)
- 8 Adaptive Rehabilitation Elements (11.5%)
[The combination of the rehabilitation elements are 16 (23%)]
- 14 Redevelopment Elements (20.5%)

After the removal of thirteen elements that are new, previously rehabilitated, or no longer exist, the remaining 56 elements, and their percentages will be:

- 39 Preserved Elements (70%)
- 8 Rehabilitated Elements (14%)
- 5 Adaptive Rehabilitation Elements (9%)
[The combination of the rehabilitation elements are 13 (23%)]
- 4 Redevelopment Elements (7%)

This indicates that the overall treatment for the property should be primarily preservation. The majority of the property and its elements are best suited to minimal intervention, with an emphasis on site interpretation and education with non invasive techniques. Some techniques are recommended in the following guidelines that will allow Milner Gardens staff freedom in the development and maintenance of the site within an overall philosophy of conservation.

⁶¹ Fulton, Gordon W. Ed., Draft Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada Agency, Fourth Draft, Oct. 2001

These proposed treatments are intended to improve the way that a visitor will enjoy, interpret, and interact with the property and to ensure the overall conservation of Veronica Milner's design intent and the new use of Malaspina University College.

Site Elements	Heritage	Zones	Prioritization	Preferred Treatment
Heritage burned Trees	13	1	14	1
Beach	14	1	15	1
Himalayan Rhododendrons	13	2	15	1
Rhododendron Collection	13	2	15	1
Forest	15	1	16	1
Metasequoia glyptostroboides	14	2	16	1
Rhododendron Garden	14	2	16	1
Spanish Chestnut	14	2	16	1
Copper Beech	15	2	17	1
Davidia involcrulata	15	2	17	1
Formal Lawn	15	2	17	1
Crane statues	16	2	18	1
Dolphin pond	17	2	19	1
Eucryphia Trees	17	2	19	1
Garden Statuary	17	2	19	1
Views in garden	17	2	19	1
Vistas	17	2	19	1
Wrought iron Gate	17	2	19	1
Magnolias	18	2	20	1
Wisteria	18	2	20	1
Retention ponds	19	2	21	1
Dry laid stone wall - fence	19	2	21	1
Fig Trees	19	2	21	1
Queen's Dedicated Trees	19	2	21	1
Queen's Garden	19	2	21	1
Croquet Lawn	21	2	23	1
Wisteria pergola	21	2	23	1
Pergola (main house)	23	2	25	1
Placed boulders	23	2	25	1
Concrete mosaic (entry garden)	25	2	27	1
Kitchen garden fence	26	2	28	1
Furniture (bench)	27	2	29	1
Garden wood stairs	27	2	29	1
Kitchen Veg. Garden	28	2	30	1
Rose Garden	30	3	33	1
Pump House	36	1	37	1
Old pumphouse system	40	1	41	1
Old irrigation system	40	2	42	1
Old well system	40	2	42	1
Azalea Collection	13	2	15	2
Orchard	14	2	16	2
Entry garden (old driveway)	15	2	17	2

Table 5: Treatment Chart, M. Mitchell

Part One – Context and Resources
 Chapter Five – Inventory and Analysis

Planting beds	18	2	20	2
Hydrangea collection	19	2	21	2
Primula collection	23	2	25	2
Cut Flower Garden	27	2	29	2
Logged areas^	35	4	39	2
Overall circulation plan	16	2	18	3
Main House	16	3	19	3
Driveway	18	2	20	3
Pathways	17	3	20	3
Stormwater system	22	2	24	3
Gardeners House^	21	3	24	3
Pond Lilies	31	4	35	3
Logging roads^	35	4	39	3
Signage*	31	4	35	4
Pergola / Arbor (gift shop)*	32	4	36	4
Perennial Garden (Gift shop)*	33	4	37	4
Gardeners House New garden*	34	4	38	4
Swimming Pool Garden*	34	4	38	4
Swimming Pool fence*	35	4	39	4
Japanese Pond	37	4	41	4
Nursery*	37	4	41	4
Gift Shop*	38	4	42	4
Meadow Lands	38	4	42	4
Swimming Pool^	38	4	42	4
Swimming Pool House^	38	4	42	4
Entry Kiosk*	41	4	45	4
Tennis court^	43	4	47	4

Table 5: Treatment Chart, M. Mitchell

Chapter Six – Introduction to Guidelines

The Milner Gardens and Woodlands Society intends to develop this estate as a world-class Horticultural Garden and Demonstration Forest. Vancouver Island is seen as a growing centre for tourism and recreation as well as a popular area for summer homes and for retirement.

Chapters Seven, Eight, and Nine form a series of guidelines for the cultural resource management of the Milner Gardens and Woodlands site. They are designed to:

- Demonstrate a plan that the owner, consultants and others might use as a model.
- Establish a standard for design and detailing that can be adopted by owners, contractors, officials, manufacturers, suppliers, landscape and other designers, specifiers, and planners.

These Guidelines discuss issues in the project that need to be addressed, and then present options that might be pursued.

Application of the Guidelines

The Guidelines should be consulted when planning any construction or changes that might impact on:

- the overall design of Milner Gardens,
- any individual artifacts in the Garden (both structural and vegetative),
- the overall heritage character of the site through change of design style, material, and/or colour.

These Guidelines start at the master planning scale and continue down to the design detail stage. The main focus here is on heritage conservation and the retention of heritage character through adaptive rehabilitation. Specific planting plans are not provided in the Practicum because the landscape has been built and the Horticulture Technician Program is:

- continuing to use the existing planting for class material, and
- designing any revisions to the landscape plan themselves.

Proposed typical planting characteristics are included.⁶²

⁶² Chapter Eight, Plant Material Section, pp. 92

Chapter Seven – Design Vocabulary

Proposal - The character of Milner Gardens originates from the use of native and historic materials and techniques; it is important to preserve and maintain these qualities wherever possible. It is recommended to continue using the same materials and techniques in new design and development whenever possible.

Colour

Proposal – It is recommended that there be a designed palette of colours for the entire site.

This palette should be appropriate for the heritage character of the site. Colours should match or complement the existing colour scheme. Colours that would be appropriate to use for signage, furniture, and structures are given here.

These colours will be used on structures such as decks and walkways, buildings, fences and gates, and pergola and trellises. They will also be used on furniture, signage, and handouts such as pamphlets and maps.

There will be two colour palettes: one for the Forest area, and one for the Ornamental Gardens area and Buildings.

The Forest Palette includes colours that match an historic rustic style; such as Deep Brown, Cedar Red, tan, various shades of Evergreen green and Stone grey, Yellow Cedar, and Blue Sky and Ocean.

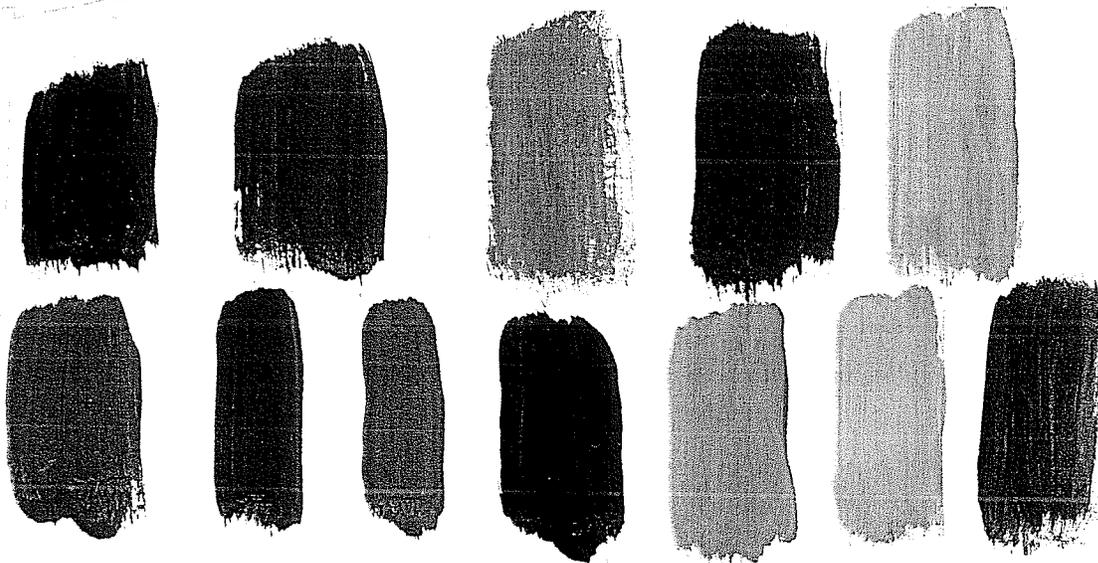


Fig. 13: Forest Palette

The Garden Palette will include these colours plus colours matching the heritage character elements such as the wrought iron gate, the house, and the garden statuary. These include: Black, Deep Red, Metallic Silver and Bronze, Wrought Iron, and Antique or Eggshell White.

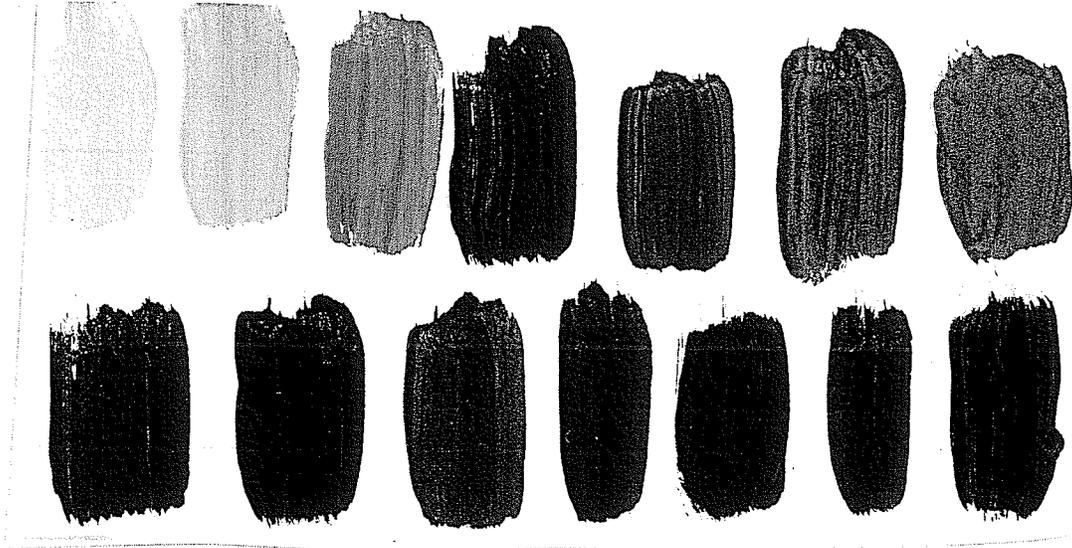


Fig. 14: Garden Palette

Any extraneous objects such as antennae or satellite dishes in the property should be painted a similar colour to match the background or in a neutral muted non-reflective colour.

Proportion and Scale

The proportion and scale of the forest is larger than human scale. The trees are larger with less intermediate plant material. It has a different character and feel than the ornamental gardens.

The scale of the ornamental gardens reflects smaller intimate “rooms”. The dimensions for the pathways, the overhead clearance, the shrub setbacks, and the spacing of the plant material should reflect this character.

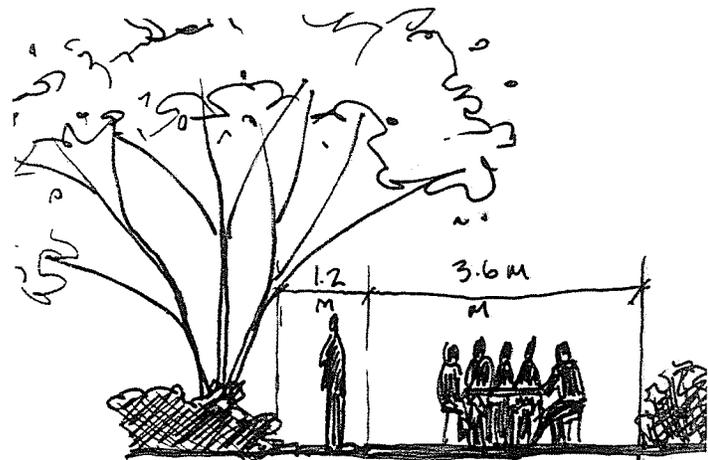


Fig. 15: Spatial comfort sketch, M. Mitchell

Proposal - It is recommended to continue the existing intimate garden space proportions for all rehabilitation of garden areas.

Texture

It is important that there be a small change in texture for new construction if it is to be a part of a reconstruction or recreation of a heritage item. There should be a recognizable difference between what is old and what is new in order to respect the integrity and fabric of the historic element. Visitors may mistake new development for historic material if there is no definition between repair work and original material.

Materials

Proposal - It is recommended to identify, retain and preserve specific historic materials used in construction of heritage structures on site.

In any rehabilitation effort the materials used in the repair or replacement should be visually and physically compatible with the fabric and character of the historic place, and secondarily, should be distinguishable for the historic place. If the replacement is in-kind, the work need only be distinguishable on close inspection; otherwise, it should be distinguishable at a glance to avoid creating a misleading or false appearance.”⁶³

This applies to the wrought iron gate at the original entry to the site and the original decorative carved wood fencing around the pool.

It is recommended that new construction be of natural (not artificial) and, if possible, local materials. This includes stone, wood, gravel, metal, sand and bark mulch. Signage should be of wood, stone, or metal. Protective plexiglass for poster signs is acceptable.

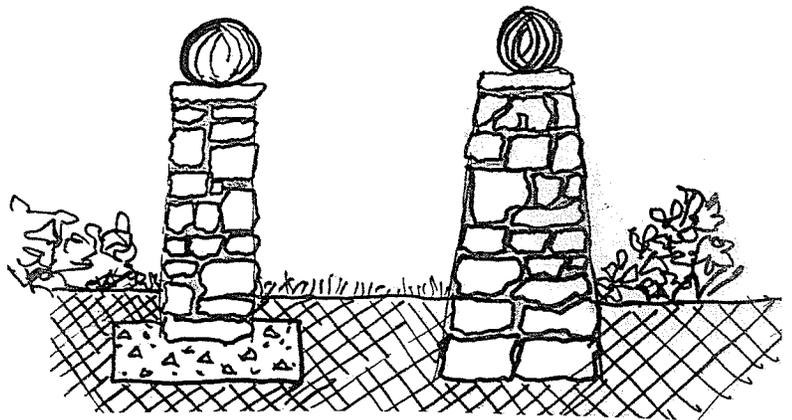


Fig. 16: Gate and Wall Detail, M. Mitchell

If the historic material is beyond repair then it should be replaced with like material, matching both visually and physically. This new material, even though of the same quality and appearance, must be recognizable as new as opposed to original.

⁶³ Fulton, Gordon W. Ed., Draft Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada Agency, Fourth Draft, Oct. 2001, p.19

Chapter Eight – Design Guidelines

This chapter examines specific requirements of site features and their design.

New Development Areas

Proposal - The entry from the forest to the “official” garden area should provide a “portal” or gateway between the two disparate areas of the forest and garden.

Proposal - It is recommended that the gift shop area be reorganized so the building and facilities are focused on the pedestrian walkways.

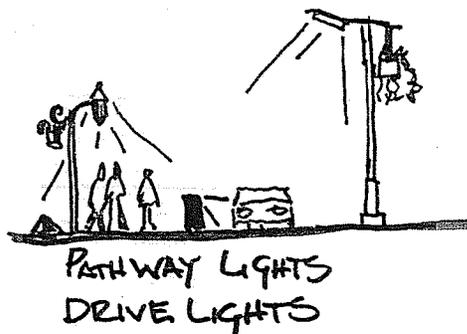


Fig. 17: Detail light fixture with lines of light pollution, M. Mitchell

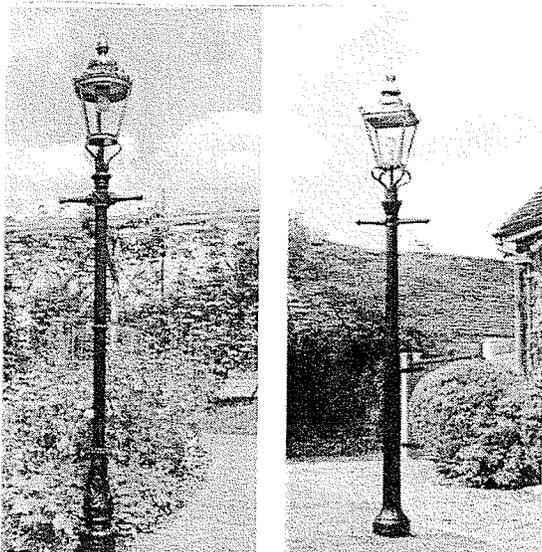


Fig. 18: Detail light poles for paths and parking section, M. Mitchell

Lighting

There are several areas that require lighting and several types of light fixtures that will enhance features in the site.

Proposal - All visible light fixtures on the property must have an appropriate heritage character.

Light Fixtures

Lighting must be positioned in such a way as to not allow light leakage to adjacent areas. Light pollution must be kept to a minimum by utilizing reflectors and cut-off fixtures⁶⁴.

Proposal - All light sources and infrastructure for spotlights and landscape lighting must be hidden from view whenever possible, while still allowing easy access for maintenance procedures.

⁶⁴ Lewin, Ian, *Controlling Light Trespass, Lighting*, Kerwil Publishing, Oct. 2001, p. 14

Parking and Entry Light Poles

It is recommended to have lighting in areas that may be used at night. This includes the parking area, the Welcome Kiosk, and the Main House.

The parking area light poles should match the heritage character of the site. There should be at least one pole visible from the Island Highway as an entry marker. This pole should be at least 6 metres away from the Main Entry Sign to prevent obscuring and downward glare.

The parking lights poles should be at least 4 metres in height with the top of lamp being a minimum 5.2 metres in height. This will allow a minimum number of light fixtures in the parking area, while covering the required amount of space.

The Main Entry Sign for Milner Gardens should be lighted with one spotlight for readability at night.

Pathway Light Poles

Pathway light poles should be the same style of fixture as the parking lights. The minimum height of path poles will be 2.8 metres, with the top of lamp being a minimum of 3.2 metres. This height is in keeping with the intimate garden room proportion and scale of the property.

Feature Lighting

Certain objects in the property should be spotlighted. These include feature plants such as the Japanese Maples at the seven ponds, the Dawn Redwood tree, the Himalayan Rhododendrons, and some of the mature Rhododendron specimens. Also, several structures in the garden - such as the Gift shop and pergola and the Entry Kiosk - should be illuminated.

Plant material in the garden should be illuminated using landscape lighting - such as in ground spotlights and hanging up and down landscape feature lights in the trees.

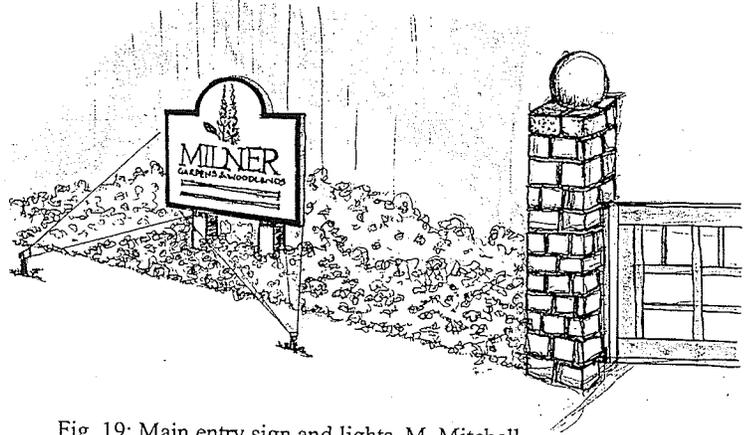


Fig. 19: Main entry sign and lights, M. Mitchell

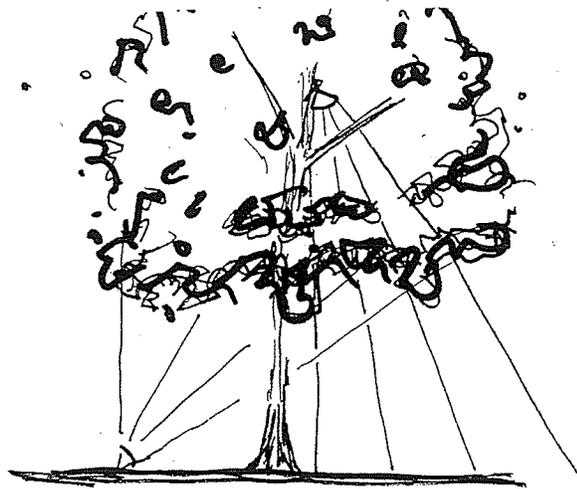


Fig. 20: Up and down lights in trees, M. Mitchell

These landscape lights should be placed in such a manner as to be hidden from visibility while still being accessible for maintenance.

Emergency Lighting

Proposal - It is recommended that lighting be provided for all emergency exits, primary emergency access roads and intersections in the driveways.

Signage

Signage is one of the most important interactions that the visitors will have with the Garden and its surroundings. Its appearance should promote the image that Milner Gardens and Woodlands is trying to project, of a world class Horticultural and Botanical Garden and Heritage site. Since visitors to the site are, for the most part, guiding themselves, the signage in the garden is the principal means of delivering information to them.

Proposal- -It is important that information in a sign is clear and concise, informative and interesting and presented in a manner that is sympathetic to the heritage character of the site.

It is recommended that signage in the site be universally accessible. This includes signs in universal design symbols. Examples of this would be: entry, exit, washrooms, information, and emergency access.

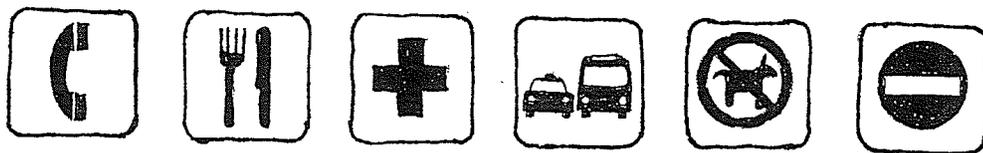


Fig. 21: Sketch of symbols for signs, M. Mitchell

It is important to have several signs in the garden translated into Braille or have raised or recessed lettering as well. The informational signs in the forest are low enough for individuals to reach them easily.

Each sign type should have its own unique character for ease of recognition. This means a theme colour, material, and size. The overall design of the signage should be in a uniform style and in keeping with the heritage character of the site.

The different types of signs that should be found on the site are:

- directional,
- informational,
- place marking,
- identification,
- display.

It is important to replace informational, locational, and directional signage when information is obsolete.

It is important that plant materials which are significant in Veronica Milner's ownership of the Gardens be signed with their names and their association with her. Storyboard signs that tell her account of where she collected the plant would be appropriate. For example, Veronica Milner's accounts of the collection of the Japanese Maples next to the retention pond area is an interesting story, - even if it is not entirely accurate. She and Ray Milner traveled considerably in the early years of their marriage. One of the trips was to China. When visiting the Forbidden City in Beijing (Peking), she collected seeds from the Maple trees in the gardens, and smuggled them home where she propagated them and the three Japanese maple trees that visitors see in the pond area are these trees.

It is recommended that signage be placed at the entry to the Garden with information about the deer habits and warnings about leaving the gate open.

Entry

The main entry to the site is currently signed. It is important that the main entry signage be visible from the Island Highway and that it indicates both entry and egress points.

It is recommended that the main entry signage be designed to match the heritage character of the site. It should list the name, hours of operation, and contact numbers.



Photo 28: Entry sign, M. Mitchell

The main sign should have a minimum landscape planting bed around it, with the plant material maximum height under 750 mm. The sign should be set forward from the native plant material and fencing to give it better visibility from the Island Highway.

Parking

Signage for the parking areas should provide directional information at both entry and egress points.

Parking signage should be designed in the heritage character of the site.

Signs and text on signs in the parking and vehicular corridor should be of a reflective material. Directional signage should be on metal posts at a minimum height of 2 metres for the top of sign. Text height should be minimum of 150 mm for arrows, directions, and bay numbers.

Stop signs should be located at the entry to each parking “pod”.

Pathway

Pathway signage should be angled and mounted at a maximum level of 750 mm for optimum accessibility. This is particularly effective for signs with Braille, raised, or recessed lettering on them

Ground sign placement should have a setback of at least 600 mm so as not to obstruct the pathway.

Pathway signs may be mounted on wood or metal posts, or mounted on local granite boulders.

The path entries to the garden should provide directional signage and include location maps with information on length of trail and length of time to walk them.

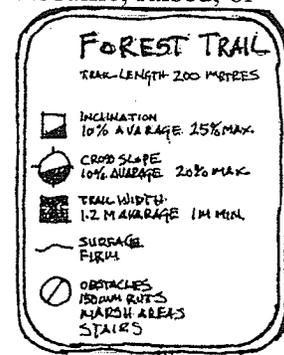


Fig. 22: Universal Signage, M. Mitchell

Forest pathway signs should have directional and location maps at each seating area. Visitors may be turned around while reading informational signs or taking photographs.

The forest should have a series of informational signs, for example boards on the climate and environment, forest fires and local history, and the landscape ecology and native plant material.

Gardens

Garden place name signage should be provided in a similar style to street signs to give character to the property, for example “Rhododendron Garden” or “Queen’s Garden”.

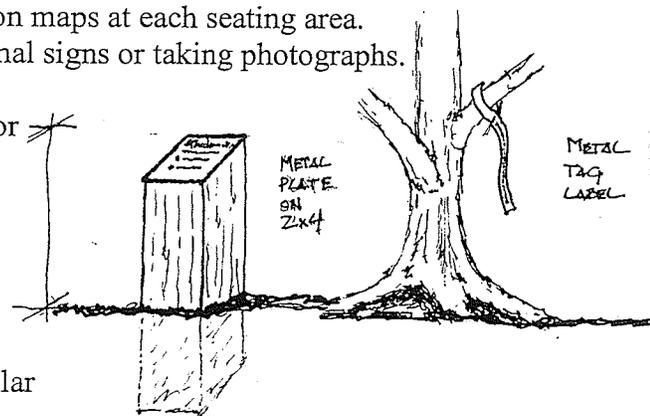


Fig. 23: Plant tags, M. Mitchell

Ornamental plant material should be signed with botanical and common plant names. The tags should be small metal stakes with black text on white backgrounds for visibility. The plants that should be tagged include: specimen trees, rhododendron species and hybrids (with hybrid or species listed).

The garden signage should be relatively discrete and only where needed, such as directions at trailheads and forks.

The font of the signage should match with the character of the property in an Art Deco or a simple Victorian Style.

Facilities and Structures

Informational signage should be located at the Gift Shop and the garden entry mapping the location of specific destinations and directing visitors to certain areas.

Additional information such as a web page site and pamphlets should be located at the welcome centre in the site.

It is recommended that there be an informational sign (or a handout) at the Gift Shop listing botanical word definitions, such as the difference between a species and hybrid.

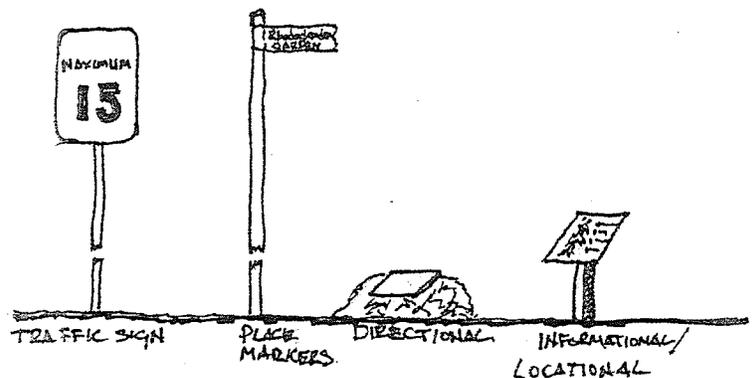


Fig 24: Sign types, M. Mitchell

Sign Materials

Feature signs should be of natural materials and should be durable enough to last for years of continual use. They should be well crafted and designed to portray a classic sense of a private and exclusive estate.

Appropriate materials for all signage will be:

Solid Wood panels with either carved or engraved lettering, preferably three-dimensional.

Metal: preferably bronze or powder-coated aluminum for directional signs in areas such as the entry to the site.

Powder-Coated Paint: for metal directional signs and bright enough to read easily in a dark rainy forest. A reflective material in the paint should be used in the parking and interior road areas in the site. Colour should be in the palette of colours suggested in Chapter Seven

Stone: should be used in areas for memorial marking such as the Queen's Garden and other permanent markers. Lettering should be either sandblasted or metal mounted into the stone.

Informational signs should be posters covered by Plexiglas and mounted on a post. These poster signs should be laminated inside the Plexiglas to prevent environmental damage.

Security

Non-public areas should be clearly marked as private or restricted access and in some cases barriers to access should be installed. At this time the beach is not considered publicly accessible for safety reasons; signs and barriers should be used.

It is recommended that barriers to access be bollards of local stone or be carved cedar posts.

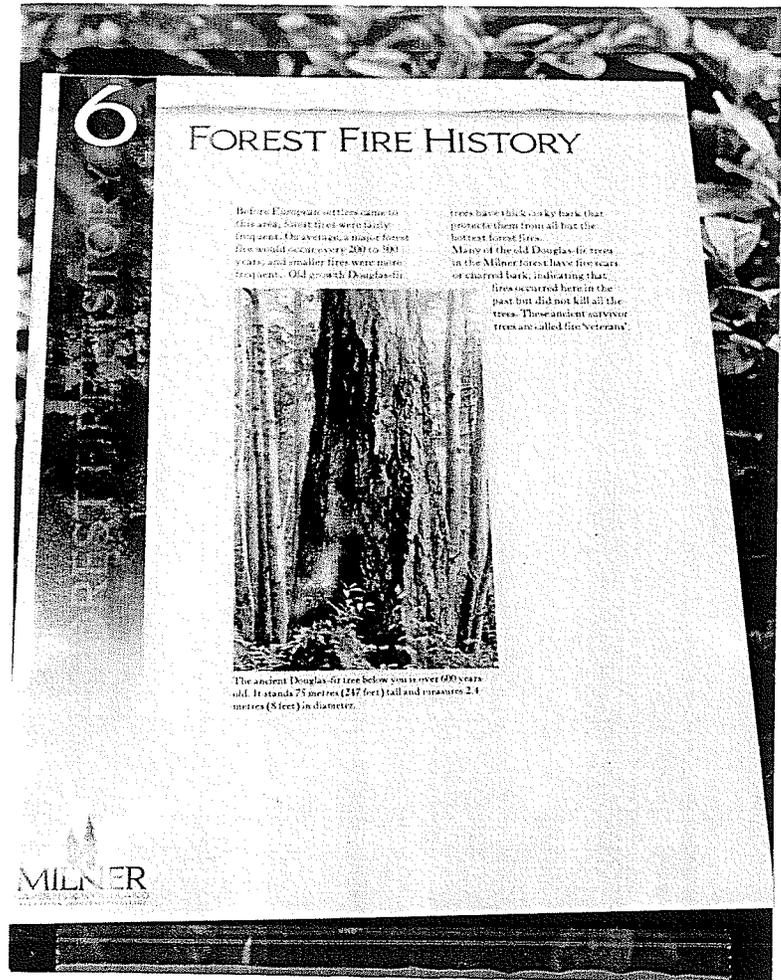


Photo 29: Plexiglass sign, M. Mitchell

Proposal - It is recommended that all facilities should have security measures such as electronic security systems, barrier signage, and locking doors and windows to prevent vandalism or theft.

Pedestrian Surfacing

Roads

Proposal - It is recommended that roads in the site be constructed of asphalt for emergency access and for differentiation between vehicular and pedestrian routes.

The existing asphalt road from the main house to the gift shop should be maintained and rehabilitated.

The roads in the parking area should have constructed ditches to control stormwater runoff and erosion of gravel.

The entry roads should have a minimum 3% crown running down the middle to direct stormwater to side ditches and swales.

It is unfortunate that the original driveway approach is not available for visitors. It would be an attractive and appropriate portal to the property since it leads the visitor through the forest, past the Queen's Garden, and through a wrought iron gate commissioned by Veronica Milner in the 1950's. The gate and fence associated with this entry are elaborate wrought iron and mortared native granite stone half walls. These heritage elements present a definite design style to the garden that should be reflected in other artifacts such as the new entry facilities and the fencing and gates at the Japanese pond garden.

Pathways

Proposal - Pathway surfacing must be uniform in texture with no obstructions or erosion.

It is recommended that the pathways in the parking area and garden be compacted crushed gravel. The transition between gravel path and asphalt road must be clean and uniform, with no obstructions.

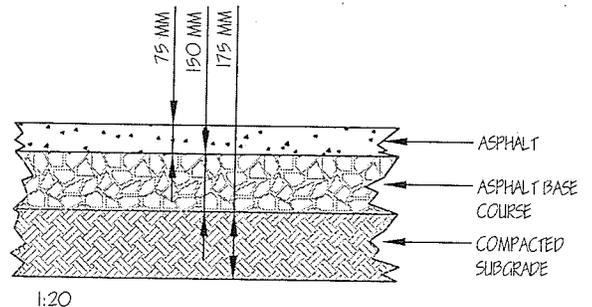


Fig 25: Section of asphalt road construction, M. Mitchell

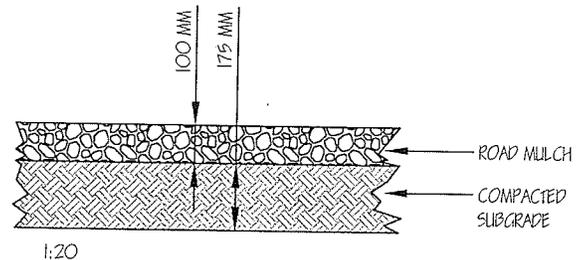


Fig 26: Section of gravel road construction, M. Mitchell

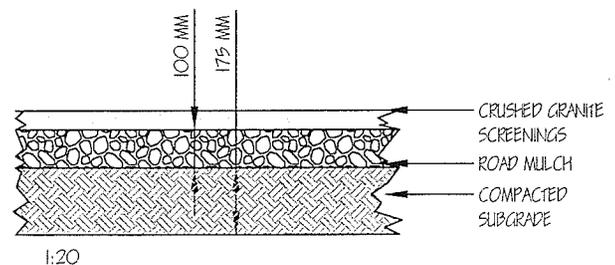
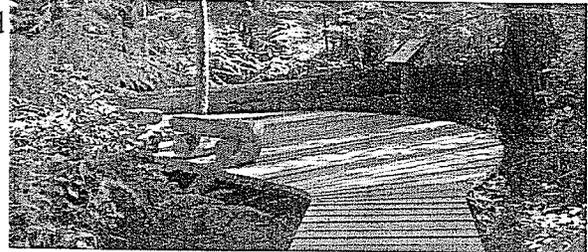


Fig. 27: Section of gravel path construction, M. Mitchell

At-grade pathways in the forest should be constructed of local materials on site. Bark paths should be elevated about 150 mm above surrounding grade.

It is important when new pathways in the gardens are constructed to start with a clean and uniform compacted subgrade.

It is important that pathways be crowned. Provide a minimum 2% slope to prevent water puddling and allow positive drainage.



Seating areas

Proposal - Seating areas may be of varied surfacing depending on whether they are associated with a building or structure.

Photo 30: Seating areas, Forest, M. Mitchell

A seating area in the garden should be surfaced in crushed gravel with minimum 2% slope away from seating. The seating area next to the Gift Shop has been surfaced in exposed aggregate concrete to match the existing sidewalk that runs around the building. The surface of the seating area near the Japanese Pond area may be of crushed gravel and paving stones, for a more formal appearance.



Elevated Walkways / Forest

It is recommended to continue the use of wooden elevated walkways for sensitive areas in the forest. See Photo 31.

Photo 31: Elevated walkways in forest, M. Mitchell,

Fencing and Gates

It is recommended that all new fencing and gates in the park be sympathetic to the heritage character of the site and that the fencing designed and built by Veronica Milner be preserved and maintained whenever possible.

Main Entry

The existing original gates and fencing in the house driveway should be preserved and maintained. This style of gate should be reflected in the new gate entry at the Main Entry to the property and at the Entry to the Ornamental Gardens.

It is suggested that there be mortared stone gate posts constructed at the Main Entry to the property in a similar style to the ones at the original gates and driveway.

Gift Shop

Any original fencing designed and created by Veronica Milner surrounding the Gift Shop and Nursery area should be preserved and maintained.

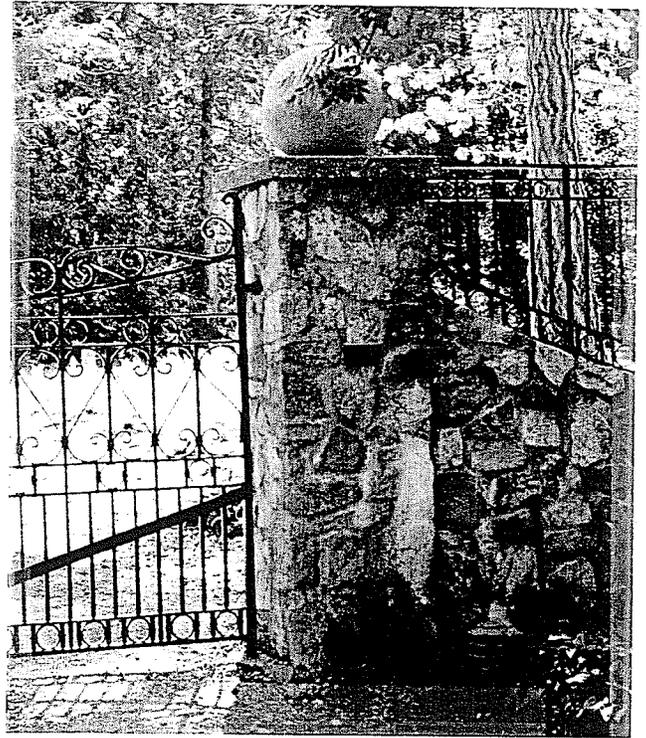


Photo 32: Mortared Stone Fence, M. Mitchell

The new fencing surrounding the Gift Shop should be sympathetic to the original design.

Deer Fence

The existing deer fence surrounding the interior gardens should be preserved and maintained. The entry to the Ornamental gardens through the Japanese garden area should utilize the deer fence, while the gate should be redesigned to allow for a more decorative and formal entry to the gardens. The height of the new formal gates should match that of the deer fence (minimum 4.8 metres height).



Photo 33: Deer Fence, M. Mitchell

Poles

Flag poles or hanging basket poles should be constructed of Western Red Cedar.

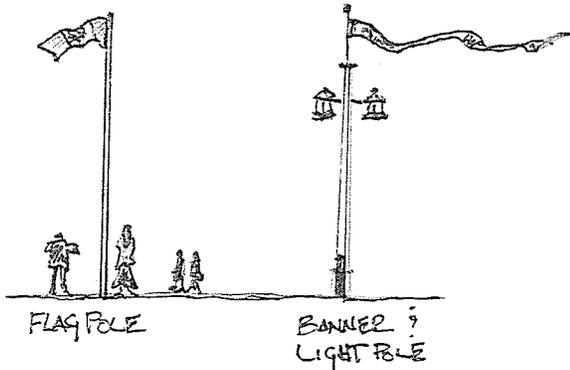


Fig. 28: Flagpole Illustration

Flagpoles should be a minimum of 5.4 metres in height. Flagpoles should be removable. The suggested place to have one is at the front of the Main house to catch the ocean breezes.

Hanging Basket Poles should be a minimum of 4.2 metres in height, to allow the bottom of basket to be a minimum of 3 metres. Basket poles should be constructed in a heritage character to match the existing style of the garden.

They should have concrete footings minimum 600 mm in depth. Footing should be covered by either crushed gravel or topsoil with landscape material. Taller poles should have engineered footings.

Breakwaters

There is a series of pylons on the beach from a previous dock and breakwater structure.

These remnants should be documented, preserved, and maintained as archaeological material. If there is in future a need for a new dock structure, then measures should be made to protect these fragile existing structures from damage.



Photo 34: Breakwater on Beach, M. Mitchell

Furniture

Benches

It is recommended that there be a uniform type of bench each for the forest and the Gardens (See Photo 34)

The forest benches should be of native local materials in a rustic style. Rough-cut benches should be made of cedar wood from on site trees. Benches should be placed a minimum 700 mm from the pathways to avoid obstruction of traffic.

Benches should be set into concrete footings to avoid rolling and displacement or they should be heavy enough to be immovable.

It is recommended that benches be constructed of a single piece of split cedar log for the seat and two split cedar pieces for supports. The bench should be joined with dovetail joints and minimum 150 mm length all metal fastenings.

The garden benches should be all the same style, consistent with the heritage quality of the site.

Benches should be placed on a compacted level surface (preferable crushed gravel) in the garden and on concrete or asphalt surfacing in the Gift Shop area and mounted securely.

Bicycle Racks

A bicycle rack should be provided in the parking area to accommodate and encourage cyclists to use the facilities. For security reasons the bike rack should be sited near the welcome kiosk and it should be placed well back from the vehicular corridor.

The bike racks should be designed in a style representative of the heritage character of the property. Their colour should match the chosen colour palette for the zone and be unobtrusive but still visible to the user.

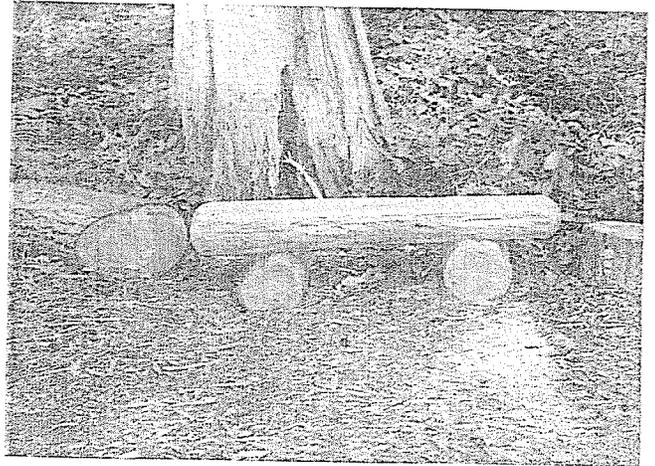


Photo 35: Forest bench, M. Mitchell

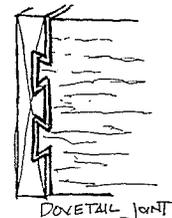


Fig. 29: Dovetail Joint, M. Mitchell

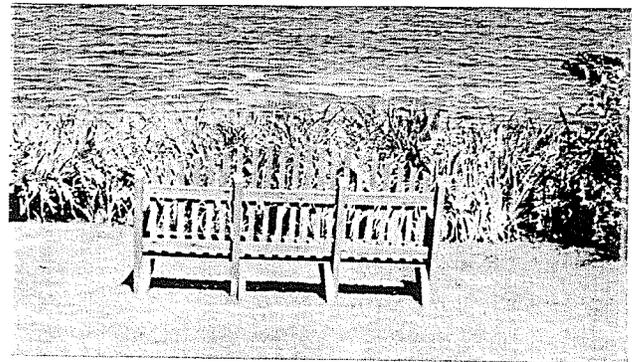


Photo 36: Garden bench, M. Mitchell

Trash Receptacles

It is recommended that trash receptacles be available in most seating areas in the property. They may be small in capacity; but must be weather and animal resistant. They should be set back from the pathway and seating areas to not obstruct visitors but be easily accessible for service and removal.

The design of the trash receptacles should be uniform, and be consistent the heritage character of the site. Their colour should be a uniform matte black to be unobtrusive but still visible to the general public.

Drinking Fountains

It is recommended that there be at least one public drinking fountain in the site. It may be located at either the Welcome Kiosk or the Gift Shop area seating. A second drinking fountain may be located at the Japanese Pond seating area.

Fountains should be universally accessible for the handicapped and for small children.

It is recommended that fountains have a concrete footing and drainage away from the water.

The design style of the drinking fountains should represent the heritage character of the site. Their colour should match the chosen colour palette for the zone and be unobtrusive but still visible to the user.

Bollards

Bollards should be used wherever there should be a separation of vehicular and pedestrian traffic and / or a barrier to access – for example the parking area.

Bollards should be made of either stone or cedar wood (preferably carved local granite stone). Cedar construction must be finished to a smooth texture. Minimum height of a bollard is 670 mm for safety considerations. In the parking area, there should be a maximum gap of 1.8 metres between bollards to prevent vehicular access but allow pedestrian and wheelchair entry.

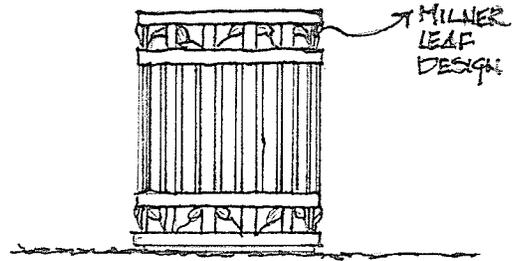


Fig. 30: Trash receptacle

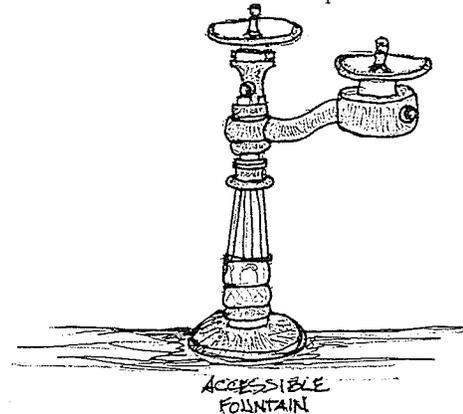


Fig. 31: Drinking fountain, M. Mitchell

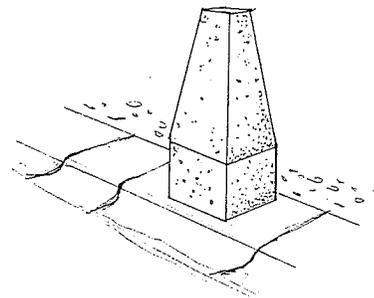


Fig. 32: Bollard

Decorative Elements

Decorative elements in the property are considered art objects and “non-functional” as opposed to furniture, which is functional.

Statuary

There are several examples of garden statuary existing in the garden. The majority of them were bought and placed by Veronica Milner.

The existing statuary should be considered as heritage objects and be protected and maintained.

The tradition of statuary and garden art should be continued in appropriate settings. Statuary should be of good quality and durable construction, and reflect the heritage character of the site.

Existing statues include: the Pan figure next to the main house pergola (see Photo 18), the iron cranes in the storm water ponds, the sundial in the meadow, and the piping boy next to the perennial garden.

Poles

Vertical elements such as flagpoles and hanging basket poles give interest and act as wayfinding markers to certain areas. A hanging basket pole is recommended for the welcome kiosk area as a visual marker and for colour interest.

Ornamental Wrought Iron Gates

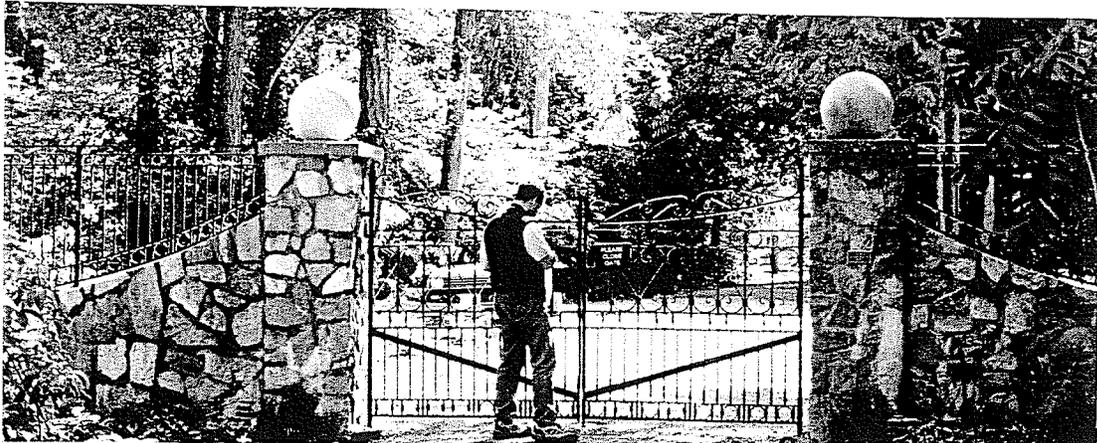


Photo 37: Main Gates, M. Mitchell

The original wrought iron gates are a decorative element in the garden and should be preserved and maintained. Dry laid stones should not be removed unless they are

hazardous. If they have to be replaced, new gates should be of similar material and colour. The Victorian style of the gates should be a template and be repeated in other elements, structures and furniture throughout the property.

Barbeque

There is an existing mortared stone barbeque grill from the late 1950's or early 1960's that had been used by Ray and Veronica Milner. This should be preserved and maintained as a heritage item.

Ivy pole

In the rhododendron garden's main pathway there was a hazardous conifer tree that was partially removed in the late 1990's. Approximately 10.5 metres of the trunk was left intact and in the ground because it would cause too much damage to remove the mature root ball. To hide the trunk, *Hedera helix* (English Ivy) was planted at the base; it rapidly grew and currently the trunk is completely covered in Ivy. It is now used as a visitor group meeting point. This pole would also be convenient to use as a light standard and sound system pole and should be preserved and maintained.

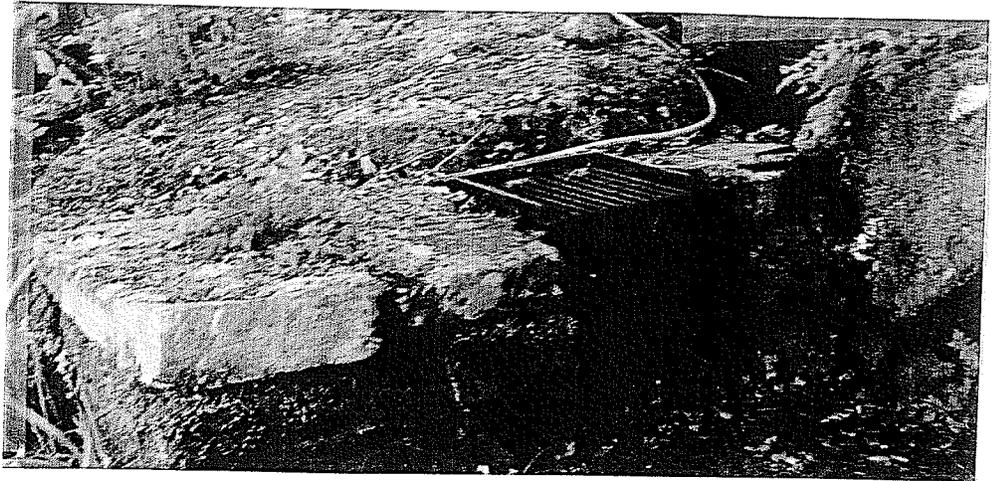


Photo 38: Existing barbeque near retention ponds, M. Mitchell

Plant Material

Milner Gardens and Woodlands is a horticultural and botanical garden and is currently where the Horticulture Department of Malaspina University College conducts classes.

The planting layout on site was for the most part designed by Veronica Milner and the ornamental plant material on site was for the most part collected or bought by her.

Proposal - The existing ornamental plant material should be preserved and maintained to protect the character of the site.

It is the intention of Milner Gardens and Woodlands to continue the collection of rare and unusual plant material for the site and to propagate these specimens. The staff of Milner Gardens and the students of the Horticulture Technician Program are also attempting to expand the current specific collections of rhododendrons, hydrangeas, and primulas to feature in the site.

Public Retail Nursery

Milner Gardens and Woodlands have created a propagation and retail nursery as a fund-raising mechanism for the site. It currently has a limited production of faster-growing material, such as Hydrangeas, and Primulas, and propagated trees such as Acer palmatum (japanese maples), Paulownia tomentosa, (empress tree) and Davidia involucrata (dove tree).

Proposal - Milner Gardens should follow a uniform standard for the propagation of landscape material for the garden and for industry production.

It is understood that part of the curriculum of the Horticulture Technician Program will include this process and that the University will have their own techniques and procedures for propagation of the plant material on site.

Proposal - Rarer species should be propagated by cuttings on site where possible to ensure a supply for the garden.

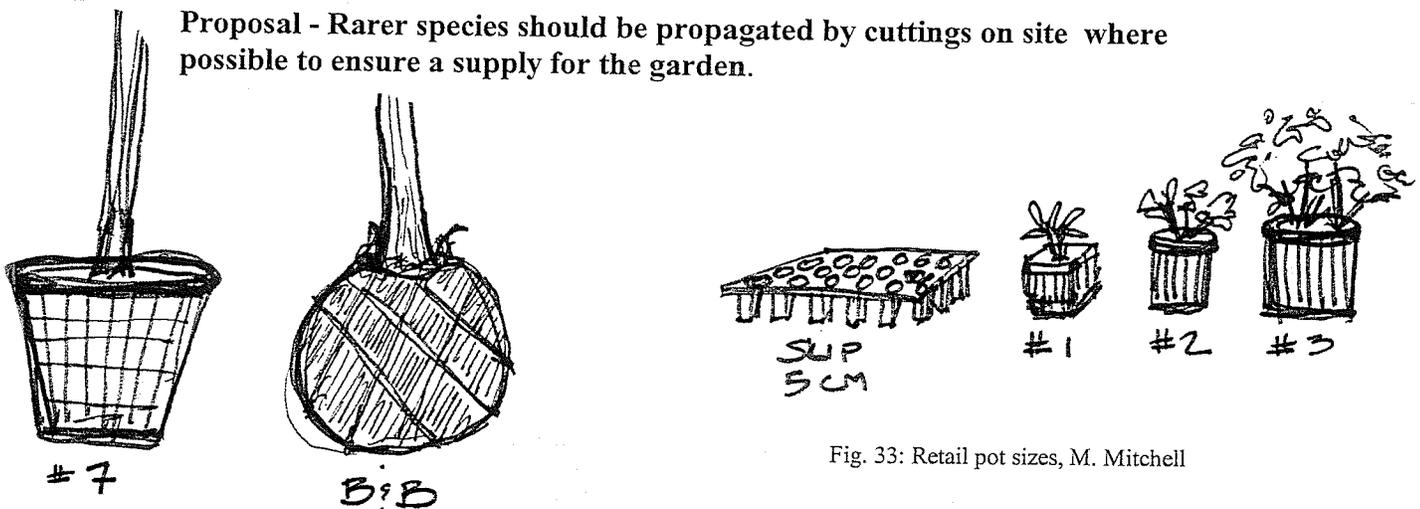


Fig. 33: Retail pot sizes, M. Mitchell

Horticultural Elements

New plant material may be added to historic zones in replacement of older material that has been removed because of disease or safety concerns. New plant material in zones of redevelopment should conform to the heritage character and style of planting in the historic zones (see Chapter Three for Inventory of Zones).

Trees

Proposal –A certified arborist should be employed by the gardens to advise when adding, moving, or transplanting trees.

Proposal - New trees should only be introduced to the existing gardens when an existing tree must be removed.

The gardens are fully planted and new trees may be shaded and crowded out. Replacement trees in the garden should be of a similar variety, and character, and be mature enough to simulate the canopy that has been removed.

New trees should be planted in the forest to repair and replace logged areas, or damaged tree specimens; the new trees in the forest must be native species matching the existing tree population.

New, replaced, damaged, weak, or immature trees should be staked in a proper manner. The recommended staking procedure includes two or more supports (at minimum of 1.5 metres above grade) placed approximately 600 mm away from the trunk of the tree and the tree tied to the supports with a fabric tree tie approximately 25 mm in width. Ties will be tight enough to give support to the tree from opposite side but loose enough that they should not damage the bark of the tree.

Mature trees

It is not recommended to move mature trees. If moving a mature tree is required, it is recommended that a professional tree mover be used. Mature trees to be moved must be prepared at least two to three years in advance to prepare new fibrous roots.

Planting trees

It is recommended that the ground be prepared for tree planting by digging a hole at least 600 mm wider than the root ball on all sides except the top. The bottom of the hole should be crowned to provide support for the tree root system. If the material surrounding the root ball is a non-biodegradable material, this material should be removed as much as possible without damage to the root ball. Topsoil and amendments should be added as needed to fill the hole with the root ball in place to the edge of the topsoil in the root ball. Tree supports and guying should be used whenever possible.

Shrubs and Groundcovers

Proposal - New shrub material may be added wherever appropriate in the ornamental garden within the character of the space.

Proposal - New native shrub material may be added to the forest wherever it is appropriate to mitigate damage, fill in empty spaces or logged areas.

It is appropriate to replant empty spaces in the parking lot with native plant material. Native plant material is available commercially or may be propagated in-house. Collected material should not be used.

Sodded Lawn

Proposal - All high visibility areas around buildings, entrances to the site and entrances to the Ornamental Gardens that are lawn areas use sodded lawn rather than seeding.

Depth of growing medium for sodded lawn areas should be a minimum 150 mm.⁶⁵

Lawns are to be weed free, mown, and maintained to a reasonable level at all times. It is recommended that sodded lawn be mowed to a minimum 38 mm height⁶⁶, and subsoil maintained at a uniform height to allow maximum ease of movement without obstacles for pedestrians. Grass is considered well covered when no surface soil is visible at a mowed height of 38mm.

Seeded Lawn

Proposal - All low to medium visibility areas, medium profile areas around non public facilities (such as maintenance sheds), highway setback to the site and extant areas in the meadow area around the Japanese Pond that are lawn areas use seeded lawn rather than being sodded.

Depth of growing medium for seeded lawn areas should be a minimum 100 mm.⁶⁷

Lawns are to be weed free, mown, and maintained to a reasonable level at all times. It is recommended that seeded lawn be mowed to a minimum 38 mm height⁶⁸, and subsoil maintained at a uniform height to allow maximum ease of movement without obstacles for pedestrians.

⁶⁵ BC Landscape & Nursery Association, British Columbia Society of Landscape Architects, British Columbia Landscape Standard, 6th Edition, B.C.S.L.A. & B.C.L.N.A. Pub., Vancouver, Jan. 2001, pp.45

⁶⁶ Ibid, p.42

⁶⁷ Ibid, p.42

⁶⁸ Ibid, p.42

Grass is considered well covered when no surface soil is visible at a mowed height of 38mm.

Growing Medium

Growing Medium is the mixture of Sand, Clays, Loam, Organics, Silts and other minerals and amendments that landscape material is to be planted in.

Proposal - The existing growing medium should be tested at least once a year to allow correct amendment mixtures to be added or applied to it.

This is particularly true if on-site soil is to be used in a mixture of new topsoil.⁶⁹

Standard growing medium depth for planting beds areas is 375 mm (15"). Standard growing medium depth for sodded areas is 150 mm (6"). Standard growing medium depth for seeded areas is 4" or 100 mm.

Mulches

Mulching is used on landscape beds to protect roots, root crowns, and grafts from winter freeze and excessive temperatures, to deter weeds and their germination, and as a slowly mixing source of organic material to the topsoil.

Mulches for the landscape beds include composted bark mulch, rock (river and Birds Eye), compost, landscape fabrics, and seaweed. All mulches are to be weed free and tested for chemical and salt contents. If the amendments are to come from on site sources, then they should be washed to leach any excessive salts and/or chemicals from the material.

Bark mulch should be a mixture of fir and hemlock chips, a maximum of 25mm in size, and sorted, free of sticks and rocks and dark brown in colour.

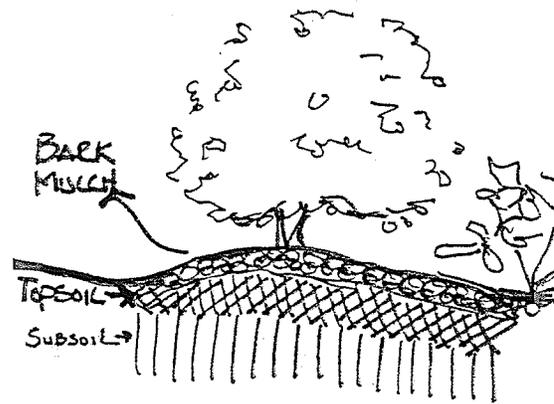


Fig. 34: Section of bark mulch on planting bed, M. Mitchell

All bark mulch on the property should be composted before placement. All bark mulch on the property may be chipped from clean and disease-free maintenance material from the gardens.⁷⁰

⁶⁹ Ibid, p. 36-40

⁷⁰ Ibid, p. 63

Rock mulches may be used in high traffic areas such as the Gift Shop or main house foundation plantings. Stones must be of uniform size, colour, and shape and be free of sticks and clumps of dirt.

Landscape fabrics may be used as underlay in rock mulch for additional weed protection or as a protection layer in the ponds.

*Amendments*⁷¹

⁷¹ Ibid, Amendments p. 33-34, p. 63-64

The Beach

At this time, Milner Gardens and Woodlands do not intend to develop amenities on the beach. It would, however, be feasible to develop a simple dock and/or wharf for an alternative entry to the garden. Much of the beach area is intended as self-maintaining with only annual inspection and maintenance.

Proposal - The beach should be left untouched at this time except for standard maintenance and cleaning.

There is an existing pump house that has been abandoned in the grass / marsh area associated with the beach and on Milner Gardens property. This pump house is a remnant from a swimming pool instigated by Veronica and Ray Milner in the later 1950's that was filled with ocean water. The pipes from the ocean have been removed and the pump house is locked and deserted. It is recommended that the original pump house be signed as off limits and that a 1.5 metre barrier of native plants be added to the edge of the foundation to discourage curious visitors and to provide a visual barrier to the structure. The structure is empty of mechanical systems and is convenient for storage of garden tools.

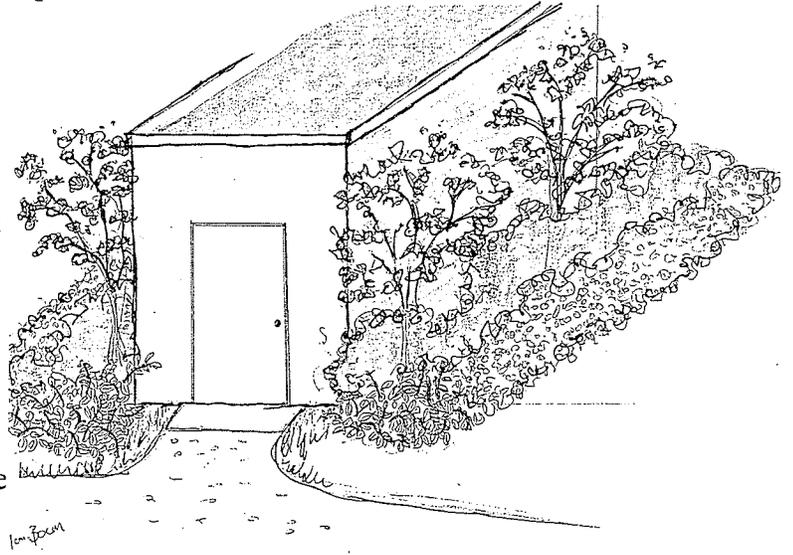


Fig. 35: Pump house sketch with barrier, M. Mitchell

The Forest

The forest is part of a covenant area that stretches between the three properties that consist of Milner Gardens, the Mackenzies' to the south, and the Mewburn property to the north.

Proposal - The Forest Management Plan⁷² should be followed for any intervention in the forest.

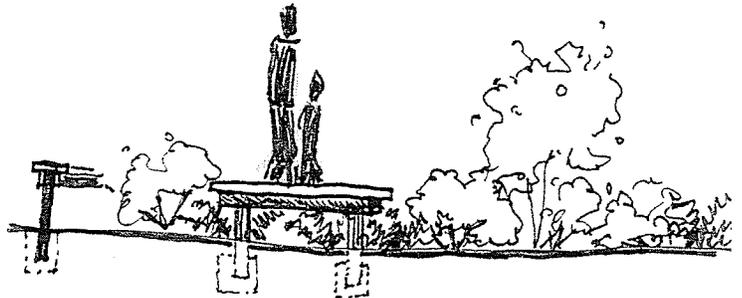


Fig. 36: Section elevated walkway, M. Mitchell

⁷² Hopwood Doug, Milner Gardens and Woodlands Forest Management Plan, Nanaimo, 1999

Any interference or maintenance of the forest (such as felling of hazardous trees) is covered by the Milner Forested Area Covenant (see Appendix B). It is recommended that a certified arborist review any activity with regard to plant material in the forest before work is carried out.

It is recommended that removal and/or damage to native plant material in the forest be avoided whenever possible while the pathways and trails in the forest are constructed, maintained, and repaired.

It is recommended that elevated walkways should be constructed in the forest to avoid sensitive plant communities and/or ecological areas.



Photo 39: Forest logged area, M. Mitchell

They should be made of pressure treated cedar or fir/hemlock with metal stirrups and concrete footings. All metal fasteners should be galvanized steel. Handrails are not needed if the walkway is a maximum of 700 mm above ground

Milner Gardens should implement the Silviculture⁷³ Plan requested by the Covenant in accordance to the covenantors wishes.

⁷³ Silviculture: The branch of forestry dealing with the cultivation and care of forests, Avis, Walter S., et al, Gage Canadian Dictionary, Gage Educational Publishing, Toronto, 1983

Chapter Nine - Maintenance

The intent of maintenance is to preserve and sustain all aspects of the property, including soft and hard landscapes, buildings, structures, feature elements, and stormwater and irrigation systems. The intent is that all plants should be healthy and thriving, and the site should be clean and visually pleasing. Its condition should enhance the design and heritage character and facilitate the dual use of the site⁷⁴.

Proposal - Milner Gardens should design a schedule of annual maintenance operations as part of a five year plan for the long-term management of the Ornamental Gardens, the Forest, The Beach, and the Structures.

Maintenance for the property will include: cutting, pruning, and clean-up of landscape material, tuning and maintenance of equipment, appropriate cleaning, repair, and revitalization of buildings and structures, appropriate clean-up, repair, and maintenance of roads, trails, and pathways, and any other concerns that occur on the property.⁷⁵

Overall Site Design

Proposal –The garden elements that are critical to the design intent of Veronica Milner should be conserved wherever possible.

One of the primary concerns of this practicum is the emphasis on heritage protection and the conservation of heritage-defining elements while creating a management strategy for rehabilitation of the site. The retention of specific items of heritage character particular to the site will emphasize its uniqueness.

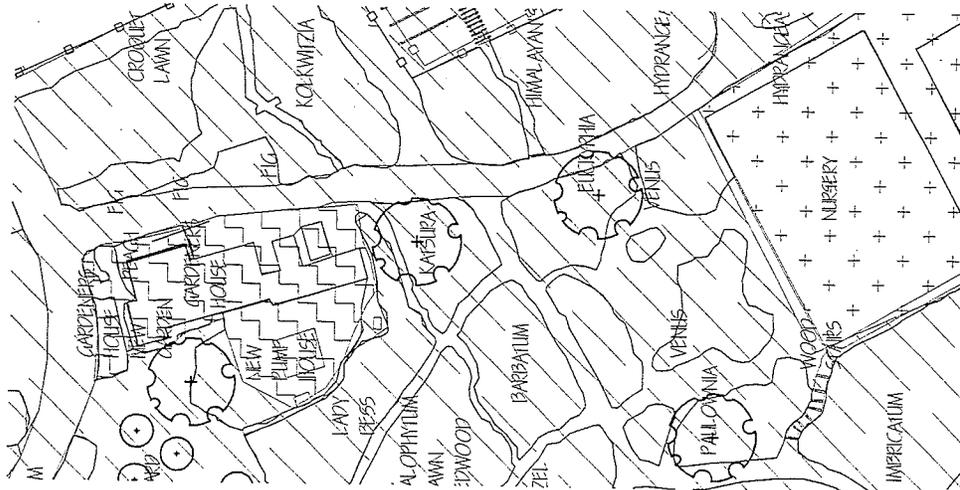


Fig. 37: Garden plan view with pathways, M. Mitchell

⁷⁴ BC Landscape & Nursery Association, British Columbia Society of Landscape Architects, British Columbia Landscape Standard, 6th Edition, B.C.S.L.A. & B.C.L.N.A. Pub., Vancouver, Jan. 2001, p.87

⁷⁵ See Recommended Maintenance Procedures and Frequencies Chart (Table 14-10), pp. 112 to 115, *ibid*

Proposal – The designed appearance of the Rhododendron Garden, the Meadow Garden, the Water Garden and the Lawn area should be preserved and maintained.

Proposal –The composition of spaces that are particular to Veronica Milner’s design should be preserved and maintained.

The natural topography of the site created enclosed spaces by using grade changes between beds and between garden areas. It is important to preserve and maintain the grading in the gardens wherever possible.

Sightlines

Veronica Milner’s garden is designed around the existing landscape and its features. The views, vistas, native plant material, and topography are framed and enhanced by Veronica Milner’s and Mary Grieg’s designs.

Designed views to specific areas in the garden or to specific plant material should be maintained whenever possible. Structures should not be built or plant material placed that will obstruct or block these vistas.

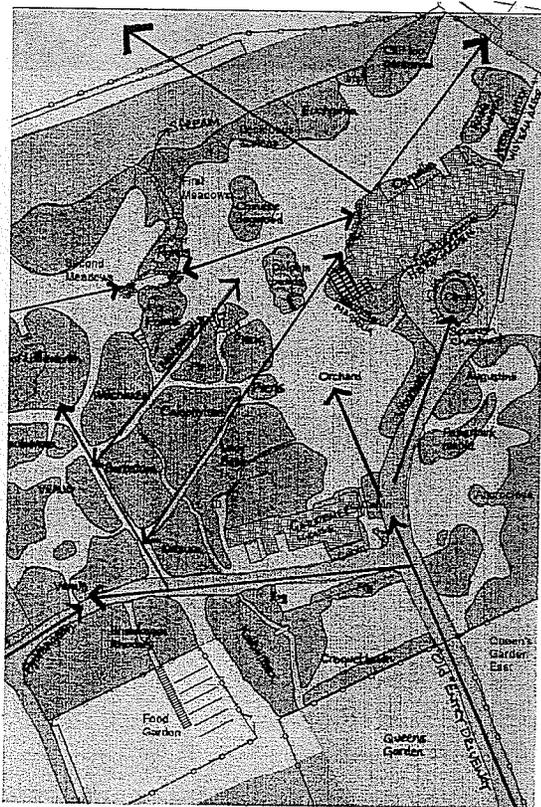


Fig. 38: Plan of views in garden, M. Mitchell

Preserve and maintain sightlines within the garden spaces. For example, both the viewpoint of the vista and the focal point of the vista should be maintained. Specific plant material such as the Dawn Redwood beside the stream area should not be pruned except in cases of repair and maintenance.

The “Borrowed Landscape” views to the Beach and Forest should be maintained and preserved whenever possible.

The sightlines to and from the Meadow Garden, Rhododendron Garden and the Entry garden are essential to the design intentions of Veronica Milner. These views should be maintained and preserved whenever possible.

The Forest and the Beach are different from the other heritage qualities of the property because they were not created to Veronica Milner’s design, but have been made to stand out as focal points for her sightlines and views.

lead to views, vistas, or specific focal points such as individual plant material specimens should not be relocated. This will help to preserve the design intent for the garden.

It is important for the inherent character of the site that the pathways retain their meandering routes throughout the garden. Existing pathways should not be rerouted and new pathways should recreate a similar style while using appropriate materials.

It is important for the comfort of visitors that pathways are wide enough for two people to walk side-by-side.

It is recommended that pathways be designed with drainage channels running through them at an angle to the topography to allow for stormwater runoff. In areas in the forest where topography is level, drainage swales should be dug beside the pathways to prevent erosion of the paths. In areas of high water table or marsh, culverts under elevated pathways are recommended.

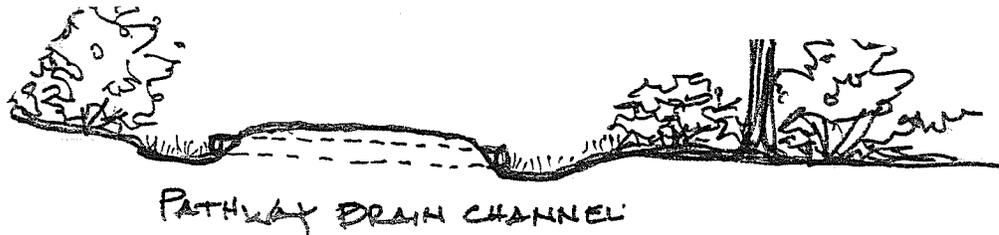


Fig. 40: Section of pathway with drainage channel, M. Mitchell

Proposal –The exterior of the house and pergola should be preserved and maintained for the overall heritage character of the property.

New Development Zones

There should be a blending of the two landscape character areas -the forest and the gardens - in the property. The character of the forest has a less polished appearance with native landscape materials and rough-cut cedar structures and furnishings. The style of the interior gardens is generally Victorian, with more elaborate structures, exotic and ornamental plant material, and more detailed furniture.

Proposal - New structures for the use of the visitors should be designed to repeat and reflect the heritage character of the property.

The design of structures, furniture and circulation system should repeat the existing character of the site. This reasoning is two-fold.

Proposal - The site must be made comfortable for visitors to use in any weather and the site environment must be manipulated and augmented to enhance its spiritual qualities.⁷⁶

The siting of new structures must take into account human comfort thresholds. Structures should provide a measure of protection. They should have extended overhangs to give shelter from rain, while allowing sun and air circulation to penetrate.

The recommendations below recognize that the existing facilities in these three new development areas are temporary and that permanent facilities should be designed and built as funds become available. These recommendations offer alternative designs for the temporary facilities and give suggestions for phases of construction in the "portal" areas of the property. The construction of the facilities in the site will be dependent on not just the design and use of the site, but the practicality and response to the environment and topography.

Main Entry and Parking Area

The main entry parking area is setback approximately 25 metres from the Island Highway and is hidden by native vegetation. The parking areas are medium-to-small capacity bays of twelve to twenty parking spaces delineated by cut logs. The bays were preexisting (from the logging in 1995) but the native vegetation has been further cut back to accommodate individual parking spaces. It is recommended that the vegetation in the parking area be augmented with planted native plant material where it has been displaced.

The welcome kiosk and entry information boards provide the official entry to the property. It is recommended that a walking area and pedestrian path from the parking to the kiosk be added to the entry area. The pedestrian area should be delineated by local

⁷⁶ Olgyay, Victor, *Design with Climate: A Bioclimatic Approach to Architectural Regionalism*, Van Nostrand Reinhold, New York, 1963

Parking

Pedestrian areas and vehicular traffic areas should be more defined and separated in the parking lot. This can be done using bollards and slight elevation changes (roll curbs with gravel) to define what is car space and what is pedestrian space. Typical height of bollards should not be less than 670 mm (27")⁷⁷ for visibility.

Individual parking stalls should have a 1 metre setback where only groundcovers are permitted. This is for vehicular safety and to avoid damage to vehicles.

For security reasons, the parking lot should not be left unsupervised for an extended length of time. In the event that vehicles are to be left in the parking lots for longer times or overnight, there should be a chain or gate across both the entry and egress to the property.

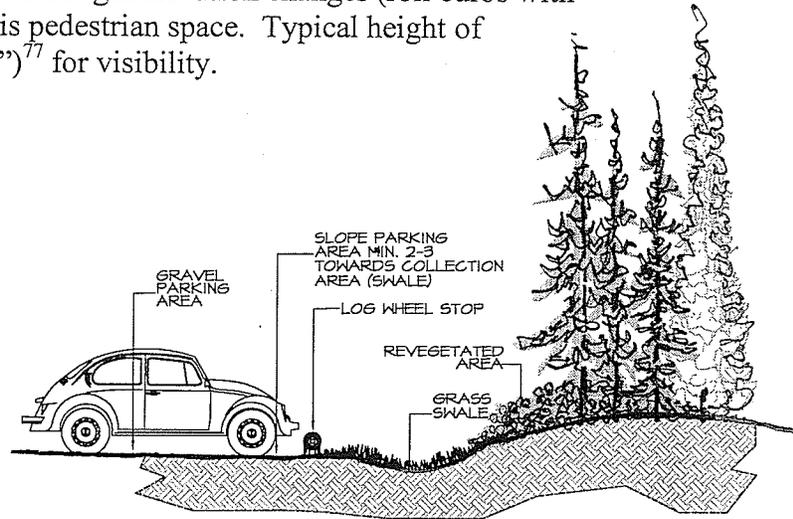


Fig. 42b: Section of parking stall with shrubs and setback, M. Mitchell

Public Transit and Tour Buses

Access and parking for tour buses will help to attract tourists. Public access will create the same link with the local community, providing continual and easy transport for both repeat visitors and volunteers. It is recommended that the Milner Gardens Committee inquire about a public transit stop convenient to the entry to the gardens. If there is to be one, it is recommended that Milner Gardens provide a separate pedestrian sidewalk from the stop to the welcome kiosk.

There is room in each of the parking areas for one tour bus, if there are no cars in it. If there are to be both cars and buses in the parking area, it is recommended that the buses drop off visitors at the entry site and are then parked at a facility down the street (the church or golf club parking lot) until the visitors are to depart.

It is recommended that there be a speed limit of 15 km/hr⁷⁸ posted in the parking area as well as 10 km/hr at the entry and exit points. The property is sited on a Highway with a speed limit of 60 km; drivers must be notified of the dramatic change in speed.

It is important that the parking and welcome kiosk area have lights, electricity, and terrestrial telephone communications to the main house for safety and security reasons.

⁷⁷ Harris, Charles W. and Nicholas T. Dines, Time Saver Standards for Landscape Architecture, Second Edition, McGraw-Hill Publishing, New York, 1998, section 510-12

⁷⁸ *Ibid*, section 342-7

Japanese Pond Area

The Japanese Pond is in one of the areas zoned for future development and will be rehabilitated to meet the needs of Milner Gardens (- see Chapter Three – Inventory).

The Japanese Pond should be redesigned, rehabilitated and maintained as a visitor destination point and seating area. The transition from the forest to the gardens should provide seating and a relaxation area. Instead of the deer fencing, the entry gates for the garden should be more elaborate and should match the original entry gates to the site at the original driveway.

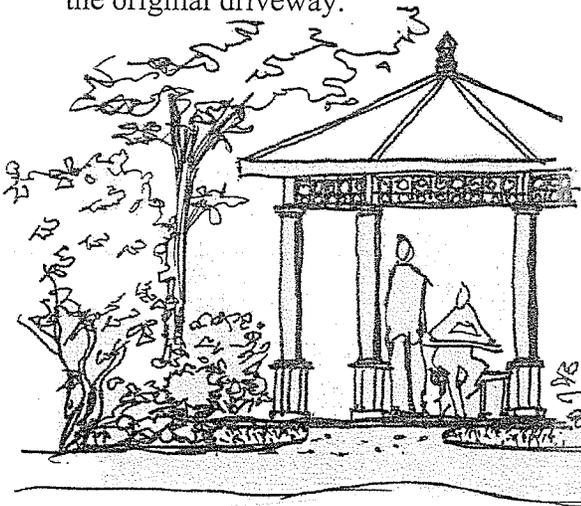


Fig. 43: Rain shelter sketch, M. Mitchell

It is recommended for safety and security reasons that there be a 1.5 metre landscape strip of native and non-native plant material around all water features in the Garden Entry Area. Plans for the future of this area should include walking platforms with a 1.15 metre height rail fence near the water to view water lilies. Seating areas with pergolas matching the pergolas surrounding the Gift Shop would also be appropriate.

The garden's upper tree canopy should not be removed. Advantage should be taken of sunny areas in the site. The (future) Japanese

pool area at the Garden Entry is a sunny space that is appropriate for seating; it should also have wind and-rain shelters.

Barriers should be provided around the pools at the Japanese Pond area where the pathway is within 3.5 metres of the edge of the water.

See the Photo 40 and Fig. 44 for illustrations of the existing entry gate and proposed new gates.



Photo 40: Japanese Pond Area Existing Entry Gate, M. Mitchell

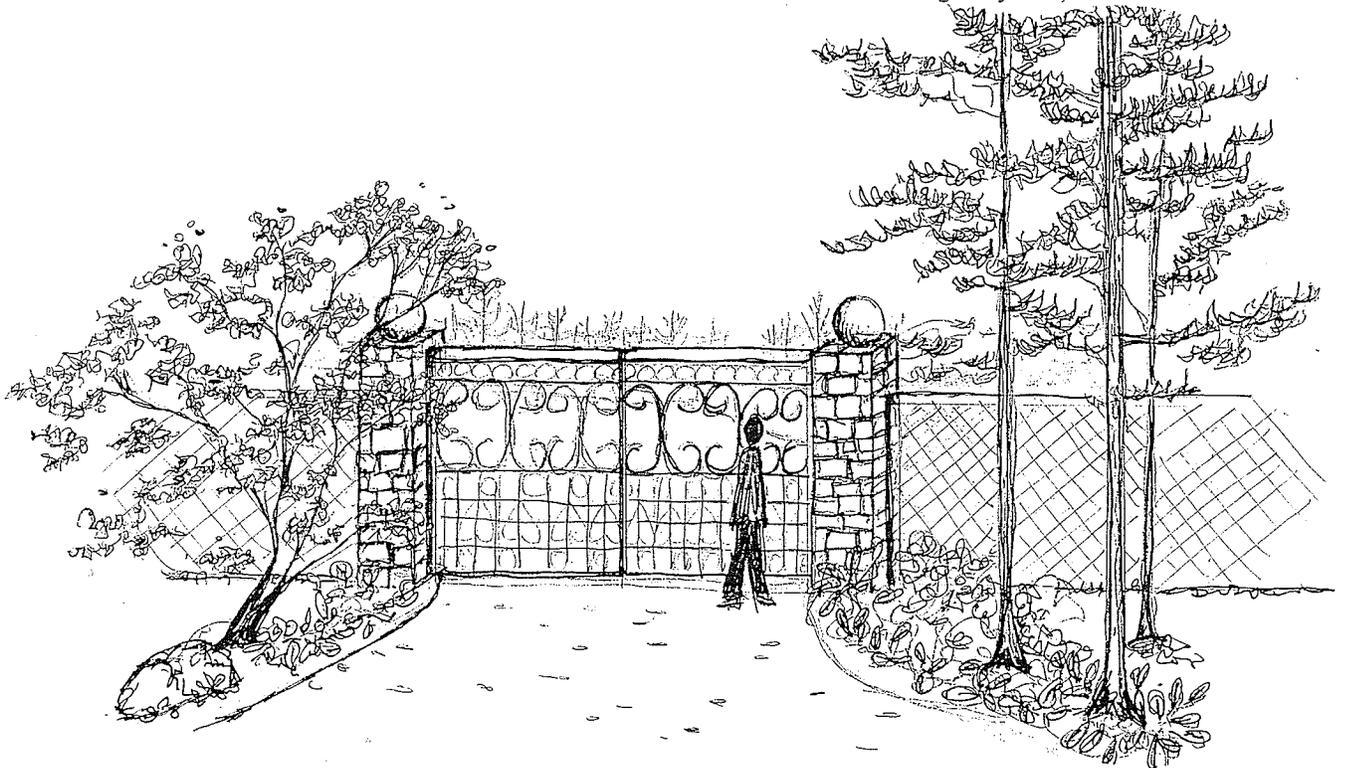


Fig. 44: Japanese Pond Area Suggested Entry Gate Illustration, M. Mitchell

Gift Shop Area

The Gift Shop area is intended to be an area for visitors to linger. It has been rehabilitated by both the Milner Gardens staff and the students of the Horticulture Technician program for the last three years (see Chapter Three for full description).

There should be a seating area convenient for people to view both down the road to the nursery areas and along the entry path to the Japanese pond entry area.

The Gift Shop area does not appear universally accessible and although the arbour is a beautiful structure it does not present a definite enough entry for it to be the focal point of the garden. This should be changed through a series of improvements and enlargements to the surrounding area. Although this area should function primarily as a temporary stop and circulation space, it should also offer spaces for passive seating, restroom facilities and a small restaurant / cafeteria.

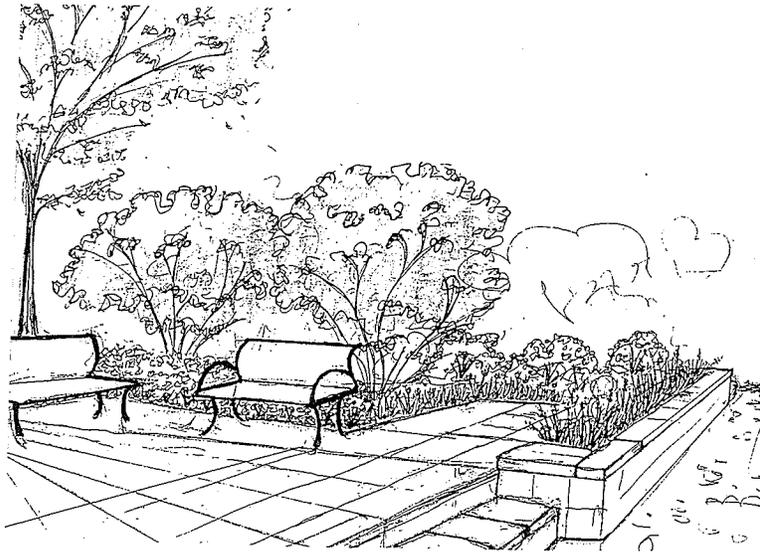


Fig. 45: Sketch of seating area at Gift Shop, M. Mitchell

It is important to provide at least one location in the garden that visitors may use to shelter from rainstorms. The most logical area would be the Gift Shop - but a viewing area to the sea would be spectacular for visitors who have never seen a Pacific coastal typhoon

Swimming Pool

The swimming pool near the Gift Shop has been converted to an ornamental pool and fountain. It is off-limits to visitors and has barriers, such as retaining wall planters and a fence, to keep visitors away from the edges. The fence and gate should be signed to control visitor entry. The pool at the Gift Shop should be monitored while visitors are in the garden and there should be self-locking gates at all access points to the (swimming) pool. The fountain should be preserved and maintained as a visual amenity in the Gift Shop area.

Horticulture

Proposal - Planting beds in the gardens should be maintained and preserved as far as possible in a similar style and size to the historic beds.

Existing planting beds should not be disturbed by new pathways unless required to prevent erosion or because of other pressing maintenance issues.

Planting beds within the Rhododendron Garden should not be altered to the extent that they obscure sightlines or erase existing pathways.

If a planting bed must be reorganized, there must be a mixture of young and mature specimens included to keep the character of the space intact. It is not appropriate to build a new planting bed and fill it with all immature plants.

All plant material on site should continue to be tagged as required.

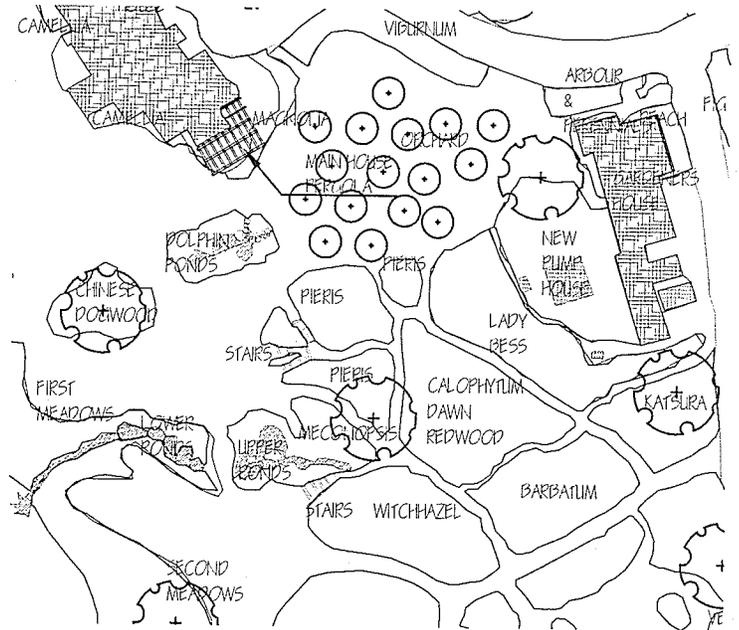


Fig. 46: Plan enlargement of gardens, M. Mitchell

Plant Material

Several individual specimen plants have oral histories - from Veronica Milner - associated with them. These plants should be protected not just as members of a particular plant collection but also as special entities in their own right. Their locations should be mapped and tagged. Special care should be taken not to disturb the quality of these specimens.

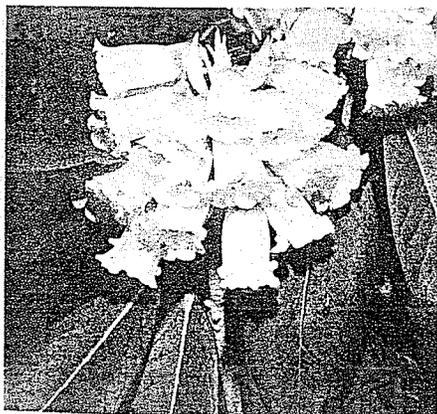


Photo 40b: Botanical picture of rhododendron macabeaeanum, Greer's Guidebook

Plant material that is associated with inventoried historic heritage character components should be not be relocated or removed unless it is diseased or a hazard.

Specific plant material that is essential for focal points in the garden should not be removed or replaced unless the specimen is a safety concern or damaged beyond treatment or repair.

Plant material next to the pathways in the garden should have a setback of 1 metre for low groundcovers and small shrub material. Larger plant material (excluding mature trees) should be beyond the 1 metre setback to prevent tripping hazards for visually impaired visitors.

Tall plant material may overhang the pathways over the height of 2.5 metres. Any closer to the ground than this distance may cause injury hazards for pedestrians, as well as sight impairment and be a hazard to partially-sighted people.

Mature trees must be maintained according to the policy laid out in the Tree Management Plan prepared by Doug Hopwood⁷⁹. Any hazardous trees and branches must be examined by a certified arborist to determine the best course of action, including removal in extreme cases.

The canopy of trees creates a sense of comfort and security as well as providing shelter from rain and sun. The forest canopy should not be altered except in cases of maintenance or hazard tree removal.

Vertical elements such as mature plant specimens delineate “rooms” in the garden. These specimens should not be removed or relocated unless they are replaced with specimens of similar size and character.

The light qualities of a space or garden “room” will be modified over time by the seasonality and age of the plant material.

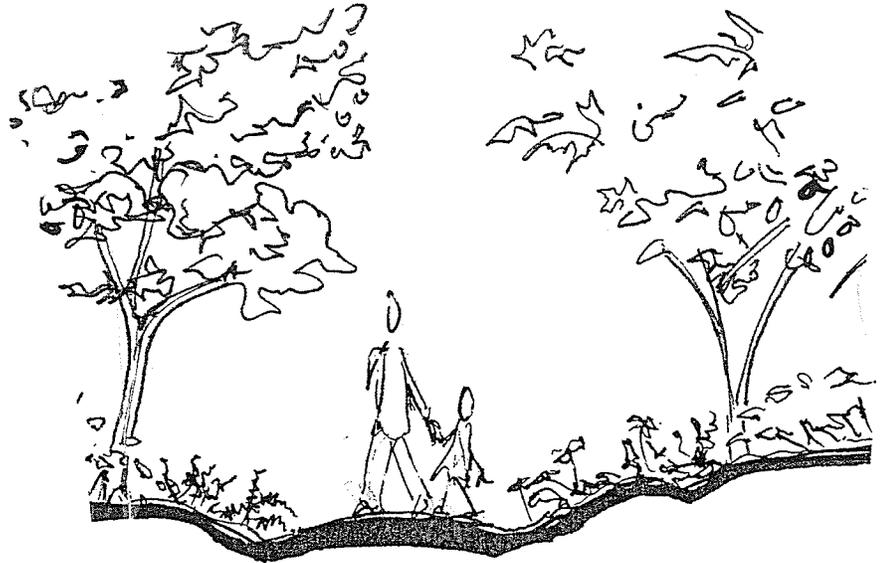


Fig. 47: Section through path with heights of plants and overhangs, M. Mitchell



Photo 41: Forest hazard trees, M. Mitchell

⁷⁹ Hopwood Doug, Milner Gardens and Woodlands Forest Management Plan, Nanaimo, 1999

Modification of light levels should be avoided by the planting of low growing plant material in areas in the garden that have high degrees of light and sun loving specimens. Whenever possible, naturally high light areas should remain so.

Maintenance

New plant material should be pruned only when it is diseased or damaged.

It is important to verify support and lean of tree stakes, as well as tightness of tree ties, once every four months⁸⁰. Tree stakes should be removed as soon as it is verified that the plant material is established.

It is recommended that all ornamental plant material be maintained in a manner which is visually pleasing and appropriate to the material and consistent with necessary safety measures.

All native plant material should be maintained in a manner that allows it to grow freely, consistent with necessary safety measures and so as to stop it from invading areas of ornamental plants.

All planting beds in the ornamental gardens should be kept weed free, clean and maintained.

All plant material should be kept clean, disease free, and be pruned in an appropriate manner to ensure the health of the plant.

Pruning should be a proper thinning of growth and/or removal of weak or diseased material and not a heading back by means of chopping. Maintain the natural shape and habit of the plant except where hedge plants or topiary are indicated.

Special care must be taken to ensure the character, habit and shape of feature plants of the site. Pruning will only be undertaken if the specimen is damaged or diseased or with the approval of the horticulture staff of Milner Gardens.

Plant material should not be fertilized unless required by soil testing or evidence of deficiencies in the soil or plant material.

If it is necessary to use chemicals in the maintenance of the plant material, all safety precautions required by provincial and federal legislation and by WCBC must be observed.

⁸⁰ Ibid, p. 84

Structures

The design of structures in the Pacific Northwest rainforest of British Columbia must observe Section 5.5 of the B.C. Building Code⁸¹, and pay due regard to the water permeability of any structure on the site.

Any structures, plant material, or signage in the garden is likely to weather quickly as a result of the sea air and salt. It is recommended that such deterioration be monitored and responded to in a timely manner.

Path and Pedestrian Systems

This includes all pathways and trails in the Ornamental Gardens, Forest and Beach as well as pedestrian corridors in the parking lot.

Proposal - All path systems should be maintained to a level where they are clean, litter-free, obstacle-free, and free of standing water.

Gravel pathways should be regraded every two to three years if required. If individual areas of gravel pathways are washed out or eroded, then repairs should be done as necessary. It is recommended that spot patching of gravel pathways be carried out every two to three weeks or as required during the visitor season.

Bark mulch pathways should be regraded every year or as required. If individual areas of bark mulch pathways are washed out or eroded, then repairs should be done as necessary. It is recommended that spot patching of bark mulch pathways be carried out every two to three weeks or as required during the visitor season.

Gravel and bark mulch trails and pathways should be raked at the beginning of every visitor season. Path systems are to be graded to allow storm water drainage away from the path and towards the existing drainage swale system.

Wooden Elevated Walkways should be washed at least every two years. It is important to remove fungus or mold that may be slippery to avoid injury to visitors. Walkways should be washed with a mixture of biodegradable soap and/or fungicide to remove grime.

⁸¹ British Columbia (B.C.) Building Code, Crown Publishers, Victoria, B.C., 1998

Universal Access

The interior of the house is currently universally accessible. Veronica Milner was handicapped for the last part of her life and she added handrails, outdoor access, and emergency buttons to all rooms in the house. It was noted in Chapter Three that the layout of the house is mainly on one level and that rooms run along on both sides of a wide hallway. Little rehabilitation will be needed, therefore, when the main house is publicly accessible.

The grounds of the property are also for the most part, universally accessible. Exceptions are the pathway to the beach, - which is off limits to the public - and some pathways in the Rhododendron Garden, which have small sets of stairs. There are three sets of wood stairs with under six 125 mm risers. These steps should have handrails added for additional comfort for physically handicapped and visually impaired individuals. The rest of the circulation system is level and unobstructed, with either hard packed dirt or gravel paths.

Proposal – All structures, pathways, and buildings should be universally accessible. This includes installing handrails and non-skid surfacing where needed; and maintaining the pathways to remove potentially hazardous obstructions.

The parking area must have at least one parking stall per parking area for handicapped people within 35 metres of the Garden Entry, Kiosk and the Pedestrian area.

The Gift Shop structure and the seating areas at the Gift Shop should also be Universally Accessible including the handicapped accessibility of washroom facilities.⁸²

Fences

Proposal - All fences on the property should be routinely maintained and repaired.

Painted fences should be repainted every two to three years or as required.

Dry-laid stone or mortared stone fence walls should be preserved, maintained and repaired as required. If repair is required, then the new repair should match the old work in material, character, and colour.

Animals will cause varying amounts of damage to the property. The only animal that is of real concern is the deer, which can strip significant amounts of vegetation to its roots in a single day. There is an existing 5.2 metre high chain-link deer fence surrounding the entire perimeter of the Gardens. It is recommended that on high visitor turnover days a

⁸² Check the British Columbia Building Code (1998) (Section 3.8) for all guidelines for universal accessibility in structures.

gate monitor be placed at the Garden Entry to ensure that no deer are able to wander in.

Some areas of the garden will not be publicly accessible for security and safety reasons. These areas will be signed and barriers to access will be added. It is important that barriers such as bollards are removable in cases of emergency access. In such areas, hinged gates would be more appropriate than bollards. Hinged gates should clear the ground by at least 1 –1.2 metres and have a latch mechanism that will be lockable for security and safety purposes.

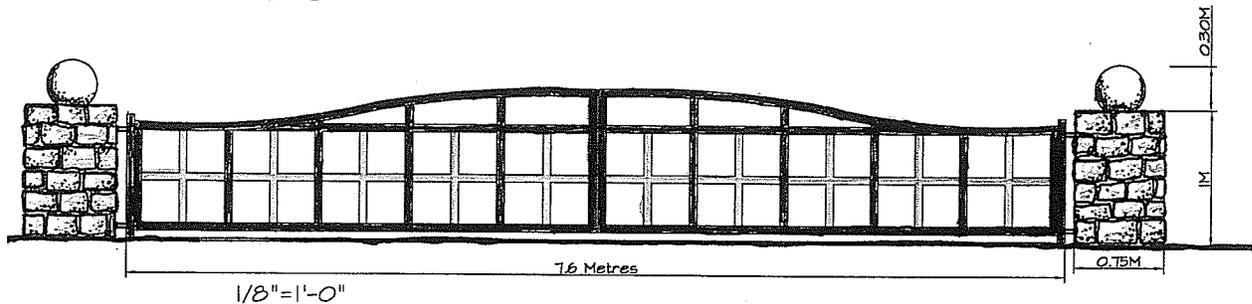


Fig. 48: Sketch of swinging gate, M. Mitchell

Proposal - Pathways should be accessible at all times for visitors and staff for ease of movement from one destination to another.

The deer fence surrounding the property should be checked, maintained and repaired on a regular basis. If damage or breakage is found, repairs should take place as soon as possible.

Lighting

Proposal - All light fixtures should be cleaned and maintained on a regular basis.

All exterior light fixtures should be checked for burned out bulbs every day, and they should be replaced within the day.

Painted light fixtures should be repainted every four to six years or as required for the fixture to remain clean and rust free.

The electrical system for the lighting should be maintained and serviced by a certified professional every year.

Signage

Proposal - All signage should be cleaned and repaired on a regular basis.

Vehicular Surface Treatments

Proposal - Asphalt vehicular surfaces should be maintained and repaired as required.

If spot repair of spalled or cracked asphalt is required, the work be done by a certified professional. Repairs should match the colour of the pavement and provide a smooth continuous surface.

The asphalt maintenance road should be adapted for emergency access for the garden.

The BC Hydro R.O.W. access should be cleared and maintained as a vehicular emergency road from the original driveway, past the kitchen garden and to the Japanese Pond area. A connecting access of the same width should be maintained between the logging access road and the R.O.W. into the forest.

Furniture

Proposal - All furniture in the property should be maintained and repaired on a routine basis.

All damaged and/or vandalized furniture should be repaired or replaced immediately.

Painted wood furniture such as benches should be repainted every three to four years.

Water Features

All water features should be checked for water quality and algal growth each season. If there is excessive algal growth, chemical intervention may be required. If this is the case, any chemicals used should be fish-friendly and biodegradable.

All floating debris should be removed from the fountain pool and the concrete retention pools. Excessive floating debris should be removed from the Japanese Pond.

Proposal - The fountain pool and the concrete retention pools should be maintained, cleaned, and repaired whenever required.

Proposal - The fountain pool system and controls should be maintained and repaired by a certified professional or equivalent.

The Japanese pond should be maintained as a naturalized environment and should only be disturbed if there is excessive amounts of water in the pond.

Irrigation

Proposal - The irrigation system should be maintained and repaired on a routine basis by a certified professional or equivalent. All fixtures that are worn or broken should be repaired as required.

<i>Growing Medium Types</i>	2P
<i>Applications</i>	Planting Areas and Planters
Texture	
Coarse Gravel	0 – 1%
All Gravel	0 – 5%
Sand	40 – 80%
Silt	10 – 25%
Clay	0 – 25%
Clay and Silt Combined	Max. 35%
<i>Organic Content</i>	10 – 20%
<i>Acidity (pH)</i>	4.5 – 6.5

Table 6: Soil Properties⁸³

It is recommended that water quality of irrigation be tested on a regular schedule. Excessive salts in the water will damage the piping and controls. Salts will be concentrated where irrigation heads are in the growing medium. It is recommended that growing medium be tested for nutrient and mineral levels around the irrigation heads whenever required.

Proposal - A drip irrigation system should be installed in the ornamental gardens and landscape surrounding the buildings on site.

Drip irrigation may be controlled manually or by an automatic system which ensures all ornamental plant material is watered properly. It is recommended that the irrigation system be shut off and maintained in winter or during periods of continual rainfall.

Water supply for the irrigation system may be taken from the existing well water system. It is recommended that well water be tested for purity, cleanliness, and salts at least once a year.

Drip irrigation systems should be constructed and installed by an experienced and qualified irrigation contractor in good standing with the Irrigation Association of B.C. or similar association⁸⁴.

⁸³ Ibid, p.37

⁸⁴ Ibid, p.23

Stormwater Management

Proposal - All drainage swales on the property must be maintained so as to allow for free drainage of stormwater.

Since the majority of the site is soft landscape with a high concentration of plant material, stormwater infiltration is considerable. Stormwater that is not absorbed by the soft landscape will be directed by slopes, grading, and drainage to an existing series of swales. These swales lead to a series of retention ponds and then excess water is piped offsite.

The swales are shallow, they have a wide parabolic cross section, and they are relatively wide. Ditches are deeper and, by comparison, relatively narrower⁸⁵.

There is an existing drainage system that has been improved by the Milner Gardens and Woodlands staff recently. Any additional new drainage swales should follow the existing topography and not disturb or rearrange existing growing medium as little as possible.

New drainage swales or ditches are not to be dug within the root zone of existing mature trees. If they must be located near mature trees, extra care must be taken to avoid damage to any root systems. This includes digging around roots and even building small retaining wall systems to avoid damage to roots.

All surfaces should have a minimum degree of slope (0.25% - 2%) to allow for stormwater runoff to the drainage system. This includes, bark mulch pathways, gravel or river rock pathways, asphalt and concrete roads, seating areas and structure foundations. Lawn areas are to have a minimum of 2-3% of slope to discourage any water pooling. This is especially important in the formal Lawn area at the front of the Main House, as it is close to the edge of the beach cliff. This cliff has had subsidence problems in the past and any standing water will increase its instability.

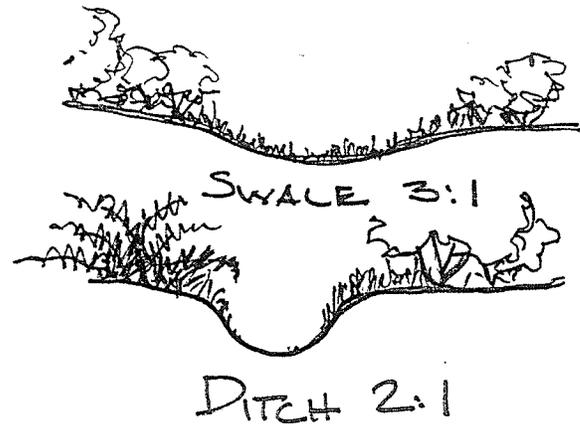


Fig. 49: Swale and ditch comparisons, M. Mitchell



Fig. 50: Mature tree with ditch detail, M. Mitchell

⁸⁵ Harris, Charles W. and Nicholas T. Dines, Time Saver Standards for Landscape Architecture, Second Edition, McGraw-Hill Publishing, New York, 1998

Grading and Drainage

Grading and Drainage on this property is the manipulation of the subgrade to allow correct topsoil placement for construction and the control of ground water to off site discharge for excess stormwater.

Proposal - New construction areas in the property should be properly graded to allow correct surface drainage and to allow smooth and clear surfaces on pedestrian and vehicular routes.

It is important that grading be a mixture of cut and fill procedures with the amounts of volumes being relatively equal. Fill material should be uniform in size and not be toxic to plant and animal life.⁸⁶

Re-grading should be done where roads and pathways show humps or hollows, where there is excessive water retention near pathways and roads, and where it is required for design of new facilities, structures, or planting areas.

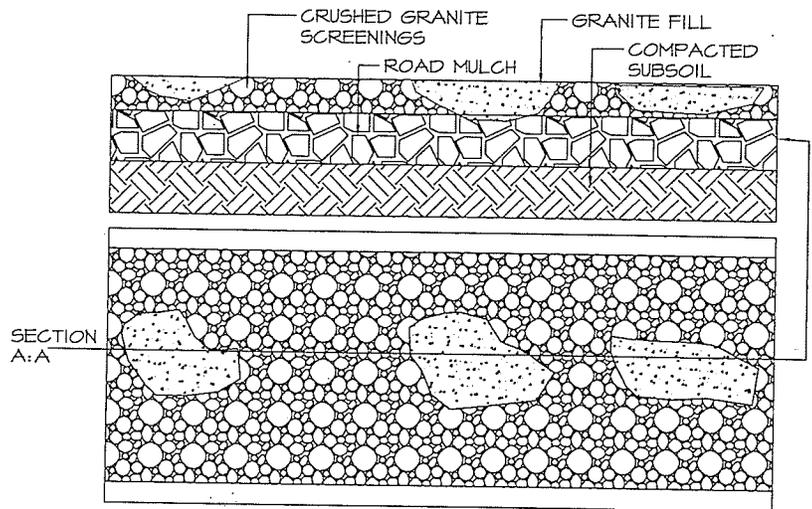


Fig. 51: Section of road and path grading, M. Mitchell

Surface and subsurface drainage systems should be provided, whenever appropriate, for the collection and disposal of storm drainage and subsurface water⁸⁷.

Parking facilities should be kept free of standing water. It is important that drain tiles or other drainage measures be added to areas of the parking lot and drive aisle that have continual standing water.

On-site drainage should be directed away from pathways, landscape beds, and structures, and towards either an unused portion of the forest or property, designed catchment areas on the site (such as the Japanese Pond area), or into the existing drainage

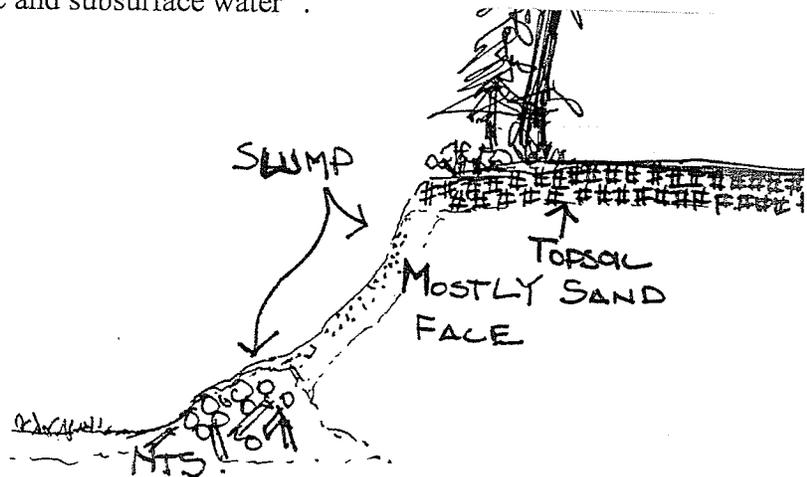


Fig. 52: Cliff section and elevation, M. Mitchell

⁸⁶ Ibid, p.19

⁸⁷ Ibid, P.20

system of streams, swales, ditches and concrete ponds. Once directed to these areas, it is important that stormwater be monitored for five, ten, fifty, and one hundred year storm levels. Appropriate retention or removal of excess water must be considered. It is recommended that weeping tiles or other water redirection devices be added to the formal lawn area and cliff area to prevent excessive loading of this sensitive area. Excess stormwater should be directed at least 20 metres (65') away from the cliff face.

The third feature element is the stream and the connecting concrete retention ponds. These are part of the existing drainage swale system that channels stormwater from areas in the forest and ornamental gardens to the stream and then to a series of seven concrete retention ponds before it is piped off site.

Proposal - The existing drainage stream system and water retention ponds should be preserved and maintained.

Any on-going erosion damage to the stream should be repaired and mitigated.

Erosion and Environmental Control

Proposal - All erosion on the property should be repaired as soon as possible.



Photo 42: Stream and Ponds, M. Mitchell

The cliff face at the front of the formal lawn has several erosion issues. It has experienced at least one episode of severe slump and this may continue if not mitigated.

There are many possible approaches for control and repair. One method of control might be the pinning of erosion control straw or coir matting and hydroseeding mixed grasses to the eroded areas for biological control. A longer-term solution would be the installation of a wood-crib retaining wall system.

Animal Control

Proposal - If there is evidence of animal damage to landscape material, a series of controls should be enacted as soon as possible.

This includes live trapping of deer, raccoons, and other large mammals. If animal damage to landscape material is excessive, chemical controls may be utilized by a certified professional or equivalent.

Cleaning and Litter Control

Proposal - It is recommended to enact a routine system of volunteer janitorial services for the property to ensure litter, garbage, and any minor damage to property by visitors is repaired as soon as possible.

Forest and Beach

Much of the area is intended as self-maintaining with only annual inspection and maintenance.

It is recommended that the Beach access be maintained to an accessible quality. The main beach access should be re-graded every two to three years or as required.

The Milner Gardens property ends at the high water mark on the Beach. The grass and marsh area above the beach will be maintained to a certain degree by the staff at Milner Gardens including; general clean up and maintenance of the pathway and beach road access points. Below the high water mark the beach is considered Crown Land and any needed maintenance will be undertaken by the Provincial and/or Municipal Governments. The ecology of the Beach will not be disturbed, unless a catastrophic event occurs that requires intervention. An example of this would be a major storm, that throws extensive garbage on shore or even more unlikely, a carcass of a sea mammal that requires removal.

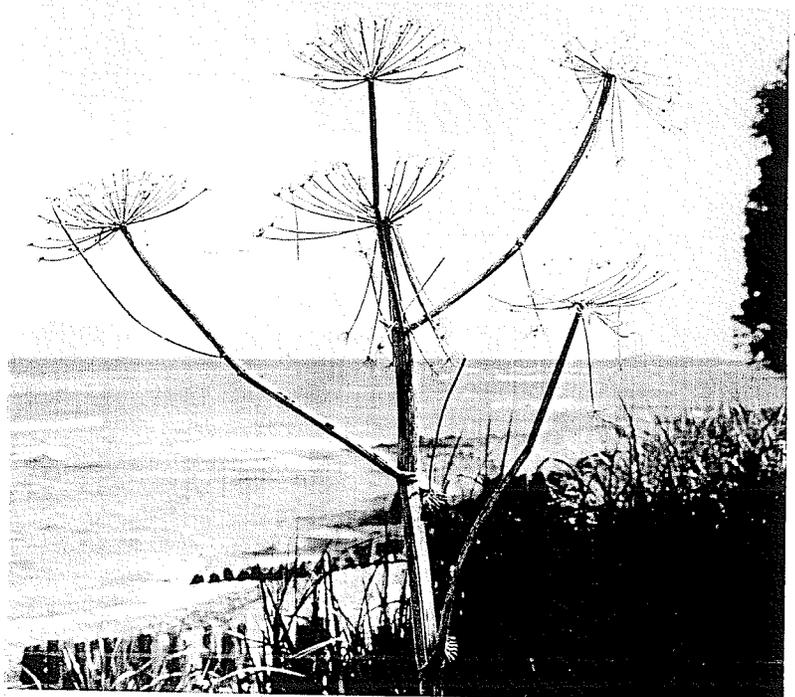


Photo 43: Beach, M. Mitchell

It is recommended that Milner Gardens staff inspect and minimally maintain the beach regularly for inappropriate material.

This will improve the overall appearance of the site and ensure that any views to the beach and beyond will not be spoiled.

Proposal – It is important for the character of the site that the beach and forest are preserved and maintained.

The Forest Management Plan be followed (- see Chapter Three)⁸⁸

There should be no additional built structures on the beach or in the forest.

If structures are required on the beach (for example, a float dock or breakwater) their character should match the existing property.

Non-native plant material in the forest or beach grass land areas should be removed. These areas should be maintained as native plant communities and only disturbed in cases of maintenance needs.

Plant Lists for native materials would be from the book *Optimum Ornamental Native Plants and Their Production Strategies*.⁸⁹

There are some specimen plants in the Forest that are representative of events in the history of Qualicum Beach.

These include Burned Cathedral Trees and possible archaeological material such as culturally modified trees. These specimens should have signage associated with them to give the story and dates of forest fire occurrences.

Proposal – Any archaeological material on the property should be preserved and maintained.

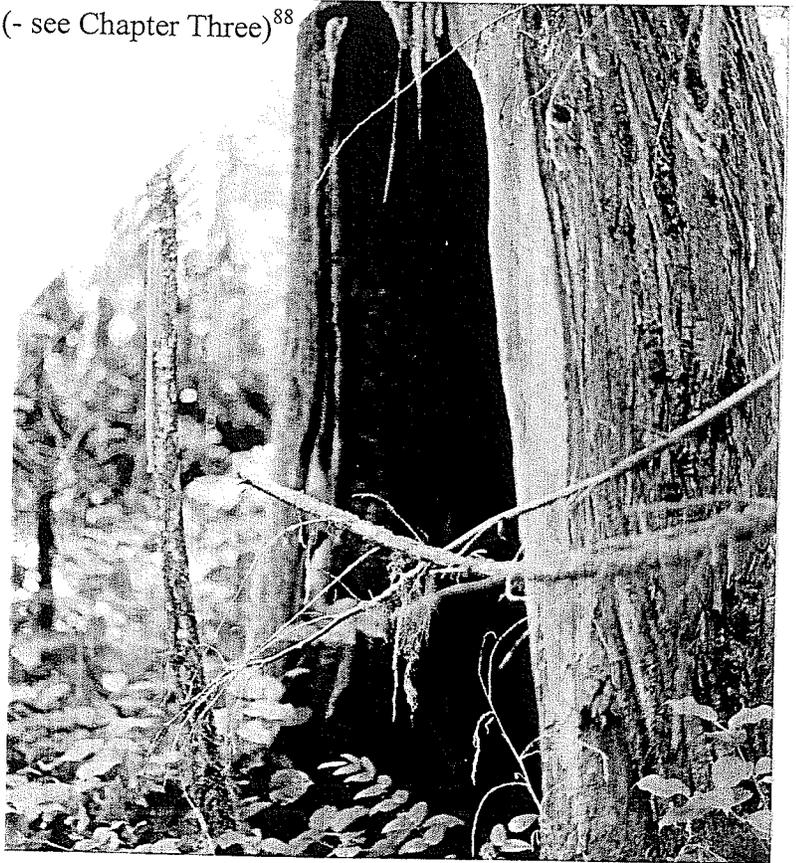


Photo 44: Tree burned in forest fire approx. 400 years ago.
M.Mitchell

⁸⁸ Hopwood Doug, *Milner Gardens and Woodlands Forest Management Plan*, Nanaimo, 1999

⁸⁹ B.C. Ministry of Agriculture and B.C. Landscape and Nursery Trades Association, *Optimum Ornamental Native Plants and Their Production Strategies*, Crown Publishing, Victoria, 1995

Chapter Ten - Conclusion

Milner Gardens and Woodlands offer many possibilities for the creation of a world class horticultural and botanical garden and historic site. The additional use of the garden for Horticulture Technician degrees, Turf Grass Management Certificates, and Estate Management Certificates will add increased appeal.

This is an exciting opportunity to expand the work started by Veronica Milner and continued by Malaspina University College and the Milner Gardens and Woodlands Committee.

Initially, for the ongoing future planning of the site, I recommend that there be a representative on the advisory committee that specializes in heritage conservation for continuing support and information on the conservation of Milner Gardens.

After inventory, documentation, and analysis of the Milner Gardens and Woodlands property, several conclusions may be made.

There is a significant number of heritage-character-defining elements at the site. They may be broken down to three different eras of use: Pre-1950's (Money), 1950's to 1998 (Veronica Milner), and Post-1998 (Malaspina). The most significant era is the period during which Veronica Milner's gardens were created.

A large proportion of the heritage character-defining-elements at the site are in good repair. The suggested conservation treatment for the entire site is preservation. This means the majority of the heritage-character-elements on the property should be preserved and maintained with minimal intervention other than required maintenance.

The new owner of the site, Malaspina University College, is dedicated to the conservation of the heritage of the site. A suggestion for the management planning of the property is the addition of a Heritage Conservation Professional as a representative on the Advisory Board. This individual will be able to suggest sensitive planning for not just the preservation of the existing heritage character-defining-elements but provide suggestions for the sensitive new development.

The new use suggested by Malaspina University-College will only significantly impact the heritage character at the site in three areas.

- The Site Entry, Welcome Kiosk and Parking Area
- The Japanese Pond Area and Portal to the Ornamental Gardens
- The Gift Shop, Pool and Nursery Area

The new entry to the property from the Island Highway should be designed in such a way as to not impact on the surrounding forest, but still represent the heritage character of the overall site and its associated heritage character elements.

The “portal” from the forest to the ornamental gardens merits a sensitively designed redevelopment, taking into consideration the original design of Veronica Milner and the heritage character of the site.

The Gift Shop should be rehabilitated so the new design is more sympathetic to the heritage character, the existing materials used on the site and the circulation and projected use patterns.

The gardens designed by Veronica Milner are the most significant heritage element at the site. The new use proposed by Malaspina University College requires intervention for the gardens, but if they follow the Draft Standards and Guidelines for the Conservation of Historic Places in Canada⁹⁰, and the heritage plant material suggestions in this study, the heritage significance for the gardens can be preserved.

The overall site development and master plan proposed by Malaspina University College and the Milner Gardens and Woodlands is a good fit for this property which will help the protection of a significant heritage working property in the Qualicum Beach area.

⁹⁰ Fulton, Gordon W. Ed., Draft Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada Agency, Fourth Draft, Oct. 2001

Appendix B: Section 219: Conservation Covenant

MILNER PROPERTY

1. The Covenantor covenants and agrees with the Covenantee that without permission of the Covenantee it will not develop or sell for development the land contained within the Covenant Area on the Lands more particularly shown on a Reference Plan to Accompany Covenant over Parts of Lot 5 and 6, Plan 2663, District Lot 112, Nanoose District, prepared by Brock E.J. Williamson, a B.C. Land Surveyor on the 1st day of May, 1996, a print of which is attached hereto as Schedule "A" (hereinafter called the "Covenant Area") provided that the Covenantor will be permitted to provide new access through the Covenant Area to waterfront property or properties and may improve the forested portion of the Covenant Area based on professionally accepted principles of forestry and horticulture.

2.

this Agreement shall not exceed forty-five (45) years.

3. Malaspina will accept this transfer on the following trust conditions. Malaspina will maintain and enhance the gardens on the portion of the Lands outlined in dark line on the attached Exhibit "A", approximately eight acres in size. This area will be surveyed and a reference plan created before June 1, 1996. A gardener will be hired upon execution of this agreement. The gardens will be named "The Milner Gardens". The essential integrity of the gardens will be preserved and appropriate recognition to Ray and Veronica Milner will be given in the form of a ceremony and a dedicated plaque. Veronica will be consulted with reference to the restoration, maintenance and enhancement of The Milner Gardens. It is the intention that the Malaspina Horticulture and Forestry programs will be charged with this responsibility but Malaspina will be permitted to delegate power to appropriate responsible agencies or societies and to employ gardeners and workers directly or indirectly. The obligation of Malaspina to maintain the Milner Gardens is indefinite and will continue in perpetuity or for so long as Malaspina has the authority and ability to care for the gardens and as long as is reasonable in the circumstances. Compliance with this trust condition or relief therefrom may be reviewed by a court of competent jurisdiction. Although it is the intention of Malaspina to own and maintain for a number of years all of the Lands, Malaspina shall not be restricted in the future by these trust conditions from application to provide access to any portion of the Lands or to subdivide, sell or develop portions of the Lands.

REFERENCE PLAN TO ACCOMPANY COVENANT OVER PARTS OF
 LOTS 5 AND 6 PLAN 2663, DISTRICT LOT 112,
 NANOOSE DISTRICT,

PURSUANT to SECTION 99 (1) (e) of THE LAND TITLE ACT.

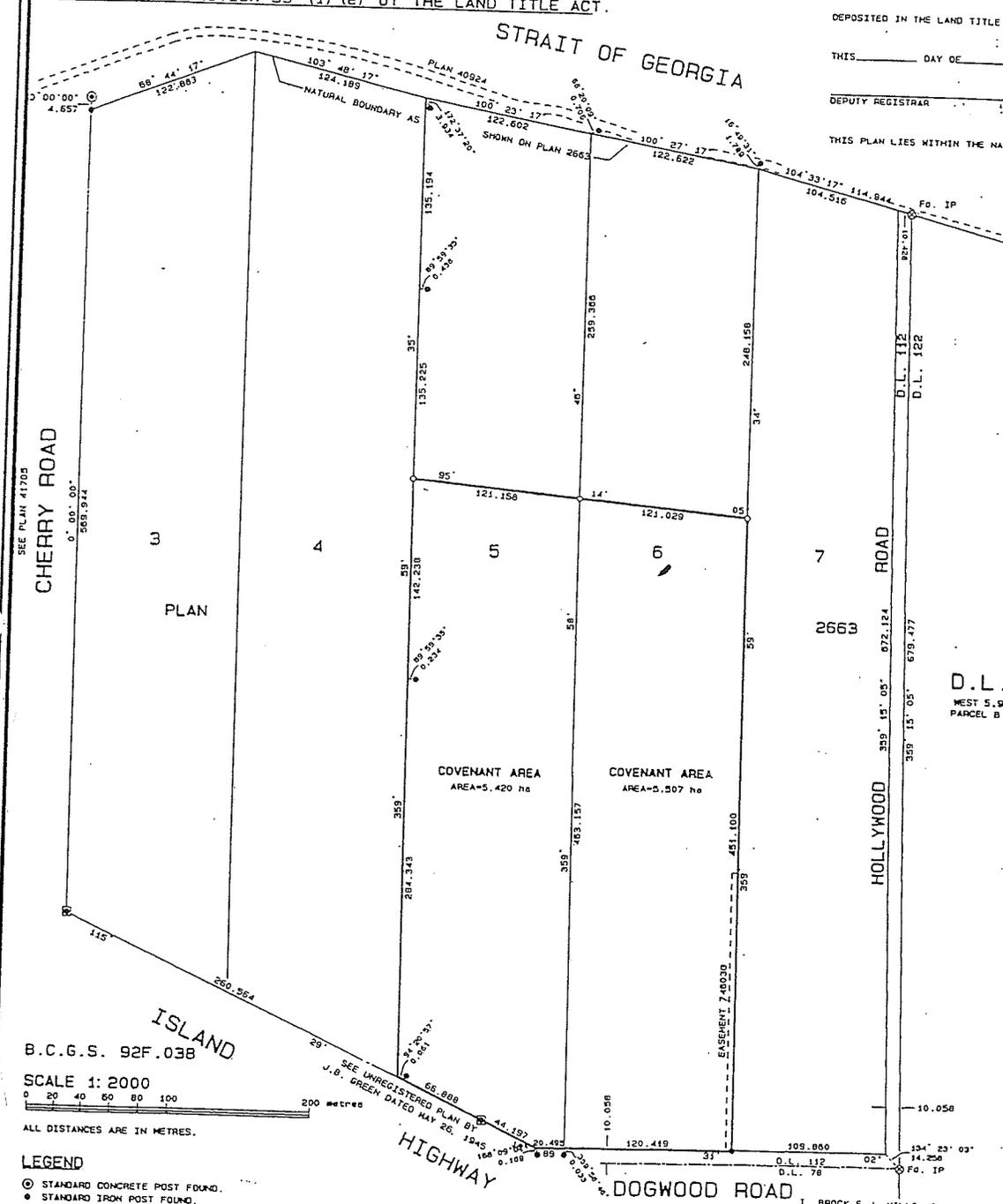
PLAN VIP _____

DEPOSITED IN THE LAND TITLE OFFICE AT VICTORIA B.C..

THIS _____ DAY OF _____ 1996.

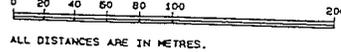
DEPUTY REGISTRAR _____

THIS PLAN LIES WITHIN THE NANAIMO REGIONAL DISTRICT.



B.C.G.S. 92F.038

SCALE 1: 2000



ALL DISTANCES ARE IN METRES.

- LEGEND**
- ⊙ STANDARD CONCRETE POST FOUND.
 - STANDARD IRON POST FOUND.
 - ⊠ NON-STANDARD ROUND IRON POST FOUND.
 - ⊙ STANDARD CAPPED POST PLACED.
 - STANDARD IRON POST PLACED.

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN 41705.

Williamson C Associates
 Professional Surveyors
 3088 Berens Road
 Nanaimo B.C. V9T 4B5
 FILE: 96067-1

BOOK OF REFERENCE

PARCEL	AREA
LOT 5, PLAN 2663	5.420 ha
LOT 6, PLAN 2663	5.507 ha

D.L. 122
 WEST 5.98 CHAINS OF
 PARCEL B (DD B409-F1)

I, BROCK E.J. WILLIAMSON, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF NANAIMO, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT.

THE SURVEY WAS COMPLETED ON THE 13th DAY OF

May 1996.
Brock E.J. Williamson
 B.C.L.S.

END OF DOCUMENT

PLAN OF PROPOSED SUBDIVISION (BOUNDARY ADJUSTMENT)
 OF LOTS 3 AND 4, PLAN 2663,
 DISTRICT LOT 112, NANOOSE DISTRICT.

SCALE 1:2000

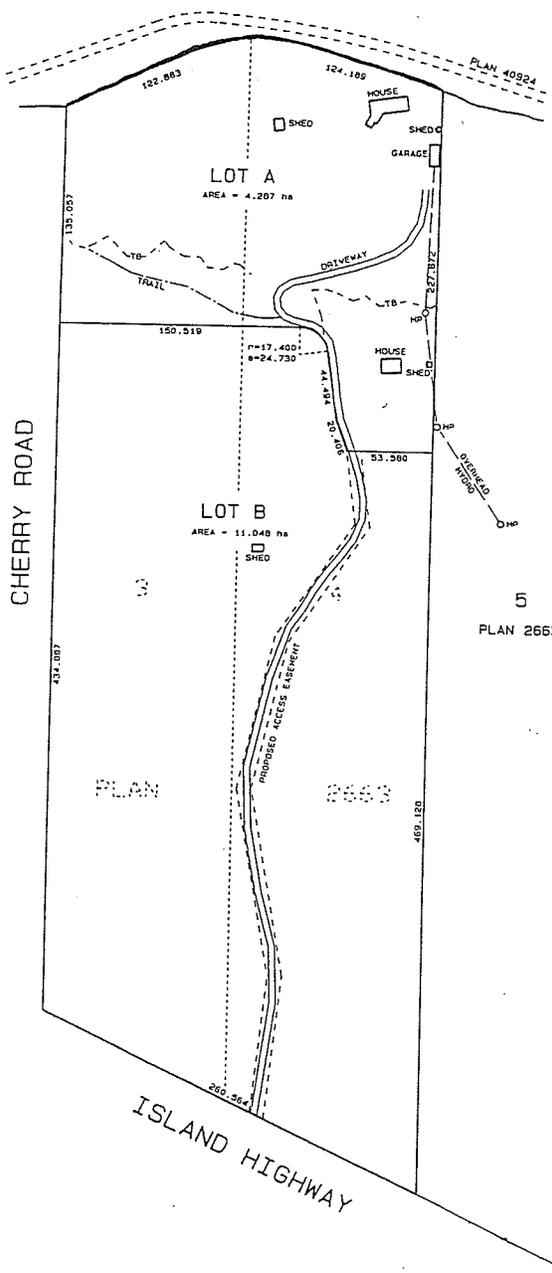


ALL DISTANCES ARE IN METRES.

STRAIT OF GEORGIA

NOTE:

TB DENOTES TOP OF BANK



DATE: JANUARY 29, 1999.

Williamson & Associates
 Professional Surveyors
 3088 Berens Road
 Nanaimo B.C. V9T 4B5
 File: 98171-1

TERMS OF INSTRUMENT - PART 2

SECTION 219 CONSERVATION COVENANT

THIS AGREEMENT dated for reference March 1, 1999, is

BETWEEN:

MALASPINA UNIVERSITY-COLLEGE, a university college
designated under the *College and Institute Act*,

AND:

ROBERT MEWBURN, 2247 West Island Highway, Qualicum
Beach, B.C. V9K 1G1

GIVEN THAT:

- A. The Owner, at the time of application for registration of this Agreement in the LTO, is the transferee of the estate in fee simple of the Land ;
- B. Section 219 of the *Land Title Act* permits the registration of a covenant, of a negative or positive nature, in favour of the Covenant Holder, that land or a specified amenity in relation to it be protected, preserved, conserved or kept in its natural state in accordance with and to the extent provided by this Agreement;
- C. The Owner acknowledges that it is in the public interest to conserve the Land and therefore wishes to enter into this Agreement with the Covenant Holder on the terms and conditions set out below; and
- D. The Covenant Holder has been designated by the Minister of Environment, Lands and Parks under section 219(3)(c) of the *Land Title Act* as a person to whom a covenant under s. 219 of the *Land Title Act* may be granted, as covenantee, and the Covenant Holder wishes to enter into this Agreement on the terms and conditions set out below,

This Agreement is evidence that in consideration of \$10.00 paid by the Covenant Holder to the Owner (the receipt and sufficiency of which is acknowledged by the Owner), and of the promises exchanged below, the Owner covenants and agrees with the Covenant Holder, in accordance with section 219 of the *Land Title Act*, as follows:

1. **Definitions** - In this Agreement, and in the recitals to it:

- (a) "Access Easement" means the easement agreement entered into between the Owner and Elizabeth Mewburn, by which the Owner grants to Elizabeth Mewburn, as owner of land adjacent to the Land, an easement for access over the Existing Road, which easement agreement is registered against title to the Land concurrently with this Agreement;
- (b) "Covenant Holder" means Robert Mewburn, and any other assignee of this Agreement;
- (c) "Develop" means any one or more of construct on, build on, improve or alter land;
- (d) "Existing Road" means the access road that is located on the Land on the Reference Date and is described in the Access Easement;
- (e) "Forest Management Plan" means the forest management plan prepared in respect of the Land, and other land, by Douglas Hopwood RPF and dated January 4, 1996;
- (f) "Harvest" means to trim, prune, cut down, damage, destroy, move, harvest or remove;
- (g) "Improvement" means any building, fixture, structure or similar thing constructed or placed on or in land or on or in another improvement;
- (h) "Land" means the land in the Town of Qualicum Beach legally described as:

No PID
Lot B
District Lot 112
Nanoose District
Plan VIP _____;
- (i) "LTO" means the Victoria Land Title Office and any successor to that office;

- (j) "Owner" means a person registered in the LTO as owner of the Land, or of a charge on the Land, whether entitled to it in that person's own right or in a representative capacity or otherwise, including Malaspina University-College, a university college designated under the *College and Institute Act*;
- (k) "Plant Life" means trees, shrubs or other plantlife, whether living or dead;
- (l) "Reference Date" means March 1, 1999;
- (m) "Service Vehicles" means service vehicles and equipment of the Owner, or of its contractors or agents, but excludes motor vehicles owned by employees of the Owner, employees of contractors or agents of the Owner, or members of the public; and
- (n) "Silviculture Plan" means a silviculture plan prepared and delivered in accordance with section 7.

2. Conditions As To Plant Life Preservation - Except as is expressly permitted or required by sections 3 through 8, the Owner covenants and agrees with the Covenant Holder that the Land must be protected and conserved in its state on the Reference Date, including as follows:

- (a) no Plant Life on the Land may be Harvested;
- (b) no component of the land within the Land, including soil, gravel or rock, may be disturbed, explored for minerals, moved, or removed from the Land;
- (c) there may be no interference with, or alteration of, the natural drainage of the Land, or any wetland, body of water or watercourse on or in the Land;
- (d) no fill, soil, gravel, rock, rubbish, ashes, garbage, waste or other material foreign to the Land may be deposited in or on the Land;
- (e) no Improvements may be built, affixed, placed or located on or in the Land;
- (f) no road, driveway, path, trail, lane or other way, whether for vehicular or other passage, may be built, affixed, placed or located on or in the Land;
- (g) no asphalt, concrete or other paving or impervious surfacing may be laid down or otherwise placed on the Land; and

- (h) the Land must not be subdivided by any means, including subdivision plan, strata plan, bare land strata plan or lease.

3. Permitted Land Uses - The Owner is permitted to use the Land in accordance with the following:

- (a) the Land may be used by the Owner for natural science education or research, or other educational or research, purposes;
- (b) the Land may be used for the construction and use of one or more pedestrian trails for nature observation as provided in sections 4 and 5;
- (c) the Land may be used to implement the Silviculture Plan as provided in section 6;
- (d) the Owner may use the Existing Road for access by Service Vehicles to and from the Land when such access is necessary for the purposes of this Agreement or of the Access Easement, but, for clarity, not for access by personal use motor vehicles;
- (e) the Owner may repair and maintain the Existing Road for the purposes of this Agreement and of the Access Easement, but the Owner must not widen the Existing Road without the prior written consent of the Covenant Holder and, for clarity, nothing in this section requires the Owner to repair or maintain the Existing Road; and
- (f) the owner may use Service Vehicles on any trails existing or constructed under this Agreement only for the purposes of construction, repair, maintenance or replacement of those trails.

Nothing in this Agreement permits the Owner to use, or to permit the use of, the Land for the parking of motor vehicles, but Service Vehicles may be parked on the Land while their operators are actively and directly engaged in construction, repair, maintenance or replacement of any trails or in work related to the planning or implementation of the Silviculture Plan, so long as the parked Services Vehicles do not impede or block motor vehicle passage on the Existing Road.

4. Trails and Plant Life - For the purpose of section 3, the Owner is permitted to Harvest Plant Life from time to time on the Land to create and maintain one or more pedestrian trails on the Land, but only in accordance with the following:

- (a) the width of the travelled surface of any trail must not exceed 2 metres at any point, except at turns and bends, where it may be wider in order to allow Service Vehicles to negotiate the trail; and

- (b) the total length of all trails on the Land must not at any time exceed 2,700 metres.

No tree having a diameter exceeding 29 cm. measured one metre above the adjacent surface of the ground may be Harvested for any trail.

5. Improvements On the Land - For the purpose of section 3, the Owner is permitted to Develop and maintain pedestrian trails as follows:

- (a) the surface of trails may be composed of organic materials (including wood chips and bark mulch) or of gravel or sand, but not any other materials; and
- (b) wooden steps, wheelchair ramps, handrails, side supports and buttresses may be Developed as part of the trails.

In Developing, repairing or maintaining trails, the Owner must not interfere with, or alter, the natural drainage of the Land, or any wetland, body of water or watercourse on or in the Land. For clarity, this does not prohibit the Owner from Developing a boardwalk trail, raised on stilts, through any wetland, body of water or watercourse so long as that trail does not detrimentally interfere with, or detrimentally alter, that wetland, body of water or watercourse.

6. Silviculture Plan - The Owner must implement the Silviculture Plan. The Owner may Harvest Plant Life on the Land to the extent it is necessary to do so to implement the Silviculture Plan, but the Owner must do so in accordance with the objective, principles and guidelines set out in Schedule "A".

7. Preparation and Review of Silviculture Plan - The Silviculture Plan must be prepared and delivered in accordance with all of the following:

- (a) the Silviculture Plan must be prepared by a registered professional forester under the *Foresters Act*, who must use the Management Plan as an information base and must prepare the Silviculture Plan in accordance with the objective, principles and guidelines set out in Schedule "A";
- (b) the Silviculture Plan must be certified by the registered professional forester who prepared it as being in compliance with the objective, principles and guidelines set out in Schedule "A";
- (c) the Silviculture Plan as certified by the registered professional forester must be delivered by the Owner to the Covenant Holder for review promptly after it is certified; and

- (d) unless a notice of dispute is given by the Covenant Holder under section 15 within 30 days after receipt of the certified Silviculture Plan by the Covenant Holder, that Silviculture Plan is considered to be the Silviculture Plan for the purposes of this Agreement and must be implemented by the Owner.

The Owner must cause the Silviculture Plan created under this section to be reviewed by a registered professional forester and amended by the registered professional forester as necessary in order to comply with the rest of this section, not less than once every 10 years after the date on which the Silviculture Plan is confirmed under this section or was last reviewed under this section. The rest of this section applies, with the necessary changes, to preparation, delivery, dispute and confirmation of any amended Silviculture Plan. The Owner must bear all costs associated with preparation, certification and review of the Silviculture Plan under this section.

8. Exception For Risk To Humans or Property - Despite the rest of this Agreement, if any living or dead Plant Life on the Land poses an immediate danger to the safety of those on or immediately adjacent to the Land, or to real or personal property on or adjacent to the Land, in the reasonable opinion of the Owner (based, where practicable, on the professional advice of a certified professional arborist or registered professional forester) by that Plant Life falling, or catching fire, that Plant Life may be Harvested to the extent necessary to remove the risk. The Owner must, at the expense of the Owner, replace any Plant Life removed by the Owner under this section with Plant Life of the same species.

9. Licence for Mewburn Access - By this section, the Owner grants to Robert Mewburn as a licence coupled with the grant of the s. 219 covenants granted by this Agreement by the Owner, the right and licence for him to have access at all times to the Land, without motorized vehicles, as follows:

- (a) Robert Mewburn is entitled to enter, be on and cross over the Land at all times for the purposes of:
 - (i) inspecting the Land in order to monitor performance of this Agreement by the Owner; and
 - (ii) nature observation, and pedestrian use;
- (b) Robert Mewburn is entitled to licence the right and licence granted to him by this section to any one or more of Elizabeth Mewburn, Charity Mewburn, and any individual who accompanies any of Robert Mewburn, Elizabeth Mewburn and Charity Mewburn for the purposes of section 9(a); and

- (c) for clarity, nothing in this section entitles Robert Mewburn or anyone else to Develop the Land in any way or to use the Land for any commercial purposes.

10. Charging of Fees - For clarity, nothing in this Agreement prevents the Owner from:

- (a) charging tuition for any educational course for which the Land is used; or
- (b) charging fees for access to the Land for any purpose described in section 3, but those fees must be reasonable in light of the educational purposes described in section 3(a) and the objective of encouraging public access to the Land for those purposes.

11. Term of this Agreement - This Agreement, and the covenants and the right and licence granted under section 9, terminate upon the expiry of 40 years from and after the date on which application is made in the LTO to register this Agreement against the Land, as evidenced by the date stamp imprinted by the LTO on the first page of the Form C, Part 1, of this Agreement. Despite the rest of this section:

- (a) section 12 does not terminate until the expiry of 5 years from and after the date on which the rest of this Agreement terminates as provided in the rest of this section; and
- (b) termination of this Agreement, and of the covenants and the right and licence under section 9, does not affect any right or remedy in respect of any breach or default by a party under any provision of this Agreement before the date of termination.

12. Allocation of Risk - Subject to section 10, the Owner acknowledges and agrees that, as the Owner of the Land, it bears the sole risk and liability of any personal injury, death, property damage or other damages of any kind, liability, loss, expense, claim, action, cause of action, or demand, whether suffered or incurred by the Owner or anyone else, in any way connected with performance of this Agreement (including in any way connected with access to the Land or the Harvesting or non-Harvesting of any Plant Life) and the Owner hereby releases, indemnifies and the saves the Covenant Holder harmless from and against all such things as are described in this section.

13. No Liability in Tort Created - The parties agree that this Agreement creates contractual obligations and obligations arising out of the nature of this document as a deed. The parties agree that no tort obligations or liabilities of any kind are created herein between the parties in connection with the performance of, or any default under or in respect of, this Agreement.

14. Remedies for Breach - The Owner agrees that, without affecting any other rights or remedies the Covenant Holder may have in respect of any breach of this Agreement, the Covenant Holder is entitled, in light of the public interest in securing strict performance of this Agreement, to

seek and obtain from the British Columbia Supreme Court a mandatory or prohibitory injunction, or order for specific performance, in respect of the breach.

15. Dispute Resolution - Without affecting section 14, if there is any dispute between the Covenant Holder and the Owner regarding the interpretation or enforcement of this Agreement, or regarding a Silviculture Plan, either party may give notice of dispute to the other. Within 5 days after delivery of such a notice, the parties each must appoint a representative for the purposes of this section. Within 10 days after their appointment, the representatives of the parties must attempt to resolve the matter in dispute, acting reasonably. If a party fails to appoint a representative for the purposes of this section within the required time, or if the representatives of the parties cannot resolve the matter within that time, either party may refer the matter for arbitration by a single arbitrator, who must have the expertise necessary to arbitrate the matter in issue, appointed and acting under the *Commercial Arbitration Act*. The arbitrator must issue a decision in respect of the matter within 30 days after his or her appointment. Each party must bear its own costs of the arbitration. For clarity, while Robert Mewburn is the Covenant Holder, he is the Covenant Holder's representative for the purposes of this section, but he is entitled to appoint another person as his representative for the purposes of this section.

16. No Waiver - No breach of this Agreement, or any default, is to be considered to have been waived or acquiesced in by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach of the same or any other provision or default and the consent or approval of a party to any act by another party requiring the consent or approval of the party is not to be considered to waive or render unnecessary such consents or approvals to any subsequent same or similar act by the other party.

17. Binding Effect - This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers, assigns and successors (including successors in title).

18. Covenant Runs With the Land - Every obligation and covenant of the Owner in this Agreement constitutes a deed and a contractual obligation, and also a covenant granted by the Owner to the Covenant Holder in accordance with section 219 of the *Land Title Act* in respect of the Land, and this Agreement burdens the Land and runs with it and binds the Owner's successors in title to, the Land and any parcel into which it is subdivided, or consolidated, by any means.

19. Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.

20. Further Acts - The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

21. Priority - The Owner must do or cause to be done all acts necessary to grant priority to this Agreement over all financial charges and encumbrances (including liens and judgments) which may have been registered, or are pending registration, against title to the Land in the LTO.

22. Severance - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

23. Amendment - Except as otherwise expressly provided in this Agreement, this Agreement may be amended only by an instrument duly executed by both the Owner and the Covenant Holder.

24. Deed and Contract - By executing and delivering this Agreement each of the parties intends to create both a contract and a deed of covenant executed and delivered under seal.

25. Interpretation - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, permits, orders or directives made or issued under the authority of that enactment;
- (e) unless otherwise expressly provided, reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced;
- (f) time is of the essence;
- (g) all provisions are to be interpreted as always speaking;
- (h) reference to a party is a reference also to that party's agents appointed in writing, heirs, administrators, executors, trustees, successors and assigns;

- (i) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (j) any act, decision, determination, consideration, opinion, consent or exercise of discretion by a party or person as provided in this Agreement must be performed, made, formed or exercised acting reasonably, except that any act, decision, determination, consideration, consent, opinion or exercise of discretion that is said to be within the "sole discretion" of a party or person may be performed, made, formed or exercised by that party or person in the unreviewable sole, unfettered and absolute discretion of that party or person.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

SCHEDULE "A"
**to Conservation Covenant between Malaspina University-College
and Robert Mewburn**

The following objective, principles and guidelines apply with respect to preparation of a Silviculture Plan for the purposes of this Agreement and to any review and amendment of the Silviculture Plan:

26.0 OBJECTIVE

The objective of the Silviculture Plan is to maintain, and where necessary restore, a diverse forest ecosystem, typical of a natural forest of the Coastal Douglas-fir biogeoclimatic zone, that has existed for a long time without a major disturbance, including the ecology of that forest and all wildlife habitat comprised therein.

27.0 PRINCIPLES AND GUIDELINES FOR ACHIEVING OBJECTIVES

The principles and guidelines for the implementation of the objective set out in Part 1.0 of this Schedule are set out below:

(a) ECOLOGICAL PRINCIPLES

Effects of forest fragmentation

In general, the diversity and ecological integrity of a forest is most likely to be maintained if the natural processes of the forest continue to operate. However, this property is in the centre of a small area of forest, surrounded on three sides by suburban uses. This forest fragment is too small to be completely self-sustaining ecologically, and is subject to influences that may degrade the ecosystem over time. Several measures to counteract these influences should be undertaken:

- Ensure that populations of feral cats and dogs do not become established.
- Maintain "forest interior" habitat as much as possible, *i.e.*, forest habitat more than 2 tree heights from the edge of the forest).
- Avoid creating unnecessary openings in the forest that might lead to increased risk of trees being damaged, broken or uprooted by wind.
- Monitor the effects of browsing by deer and plant and protect tree seedlings and other plants as needed.
- Monitor forest for invasion by non-native plants and remove as required.

Effects of fire suppression

Forest fire is an important ecological process in a natural forest. In the absence of fire, the species composition of the forest is likely to change in the long term. Given that suppression of forest fires is necessary on this property, active management may be needed to create regeneration and growth opportunities for species that benefit from fire, primarily Douglas-fir and lodgepole pine, and to a lesser degree western red cedar, as well as certain understorey plants. To accomplish this might require occasional removal of small groups of the less desired species of trees, such as western hemlock and grand fir, as well as removing forest floor materials or understorey plants to expose a mineral soil seedbed. The desired tree species should be planted or seeded in from neighbouring trees. Openings in the forest canopy should be no larger than necessary to admit enough light to permit vigorous growth of the desired tree species. In general, such openings would be no larger across than the height of the surrounding trees. Exposure of a mineral soil seedbed could be accomplished mechanically, using hand or power tools.

Insects and disease

The general strategy should be to tolerate low endemic levels of forest diseases and insect pests, while managing the forest to prevent epidemic levels. On sites affected by laminated root disease, some artificial regeneration of resistant tree species might be needed.

(b) FOREST ATTRIBUTES

The following discussion lists the important desired attributes of the forest, and provides principles and guidelines for their maintenance, enhancement, or restoration. The attributes may be present in varying degrees in different places and times, but are all important elements of the forest ecosystem.

Coastal Douglas-fir predominant, with tree species diversity

Coastal Douglas-fir should be the dominant tree species in most areas, except on sites which are very wet or very dry. In the long term, to maintain Coastal Douglas-fir as the predominant species may require cutting trees of other species and planting and tending Coastal Douglas-fir seedlings. However, it is not desirable to have only Coastal Douglas-fir trees. The presence of other native tree species often enhances the value of the forest as wildlife habitat, as well as its aesthetic visual qualities. Planting, tending, and otherwise promoting the growth of a diversity of native species is desirable.

Large, old trees and diversity of tree ages

The forest should contain many large, old trees. The definitions of *large* and *old* depend on the tree species. For example, Coastal Douglas-fir and western red cedar can reach ages over 500 years, and diameters greater than 2 metres; while a tree 200 years old and 1 metre in diameter could be considered large and old for a species such as a bigleaf maple. In addition to large old trees, trees of varying sizes and ages should be present, to enhance the diversity of the forest, and to ensure a future supply of trees.

Understorey plants

A diversity of native understorey plants should be present. In some cases, reducing the density of the forest canopy to stimulate understorey growth may be desirable. Protection and cultivation of uncommon or rare native plants is encouraged on appropriate sites and in ways that simulate natural conditions. If necessary, measures should be taken to prevent invasion of the forest by invasive non-native species such as Scotch broom.

Wildlife Trees

A wildlife tree is a tree that has special characteristics that provide valuable habitat for wildlife. Such characteristics may include:

- a large stem or branches,
- a hollow trunk,
- a dead, broken or deformed top,
- internal decay,
- loose or sloughing bark.

A density of wildlife trees should be at least 6 per hectare, and up to 15 per hectare is desirable. Because some wildlife trees may also pose dangers to human safety or property, the goal of maintaining wildlife trees must be tempered by safety considerations. Accepted procedures for assessing the wildlife habitat value and hazard rating of potential wildlife trees should be used before trees are harvested or cut, and efforts should be made to maintain a satisfactory supply of high quality wildlife trees.

Coarse Woody Debris

Coarse woody debris is dead woody material greater than 7.5 cm in diameter, consisting of sound and rotting logs and stumps, and coarse roots in all stages of decay, that provide habitat for plants, animals, and insects, and a source of nutrients in the soil. Quantitative targets for coarse woody debris are currently unavailable. A good guideline would be to allow, on average, at least 25% of the volume of trees that die naturally or are harvested to remain on the site as coarse woody debris.

**Appendix C: Land Transfer Agreement: Malaspina
University-College and E. Mewburn**

TERMS OF INSTRUMENT - PART 2

This Agreement made as of the 1st day of March, 1999.

BETWEEN:

MALASPINA UNIVERSITY-COLLEGE

(hereinafter called the "Transferor" as set out in Section 5 of the Form C attached hereto)

AND:

ELIZABETH MEWBURN

(hereinafter called the "Transferee" as set out in Section 6 of the Form C attached hereto)

WHEREAS:

A. The Transferor is the registered owner of:

No PID number
Lot B, Plan VIP _____
D.L. 112, Nanoose District

(hereinafter referred to as the "Servient Tenement" or "Lot B");

B. The Transferee is the registered owner of:

No PID number
Lot A, Plan VIP _____
D.L.112, Nanoose District

(hereinafter referred to as the "Dominant Tenement" or "Lot A");

C. The Transferee has applied for and the Transferor has agreed to grant an easement for access for the benefit of the Dominant Tenement over that part of the Servient Tenement as shown on Plan VIP _____ attached hereto as Schedule "A" (hereinafter referred to as the "Easement Area");

NOW THEREFORE THE AGREEMENT WITNESSES that in consideration of the premises and the mutual covenants herein contained and the sum of ONE DOLLAR (\$1.00) of lawful money of Canada, now paid by the Transferee to the Transferor (the receipt and sufficient whereof is hereby acknowledged by the transferor) and the due execution of this instrument by the parties hereto,

THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Transferor hereby grants to the Transferee for the benefit of and appurtenant to the Dominant Tenement, for the use and enjoyment of the Transferee and her servants, agents, tenants, invitees and licensees and the owner of the Dominant Tenement the full, free and uninterrupted non-exclusive easement over the Easement Area:
 - (a) to enter upon, with or without vehicles, and pass and re-pass over the Easement Area for any and all reasonable purposes in connection with access to and from Lot A and for the purpose of constructing, installing, inspecting, maintaining, repairing and renewing the driveway on the Easement Area.
 - (b) to install, construct, operate, maintain, inspect, alter, remove, replace and repair valves, fittings, meters, pipes, pumps and other equipment which may be required by the Transferee, her successors and assigns for the collection and conveyance of water to, on and under the Easement Area.
 - (c) to install, construct, operate, maintain, inspect, alter, remove, replace and repair valves, fittings, meters, pipes, pumps and other equipment which may be required by the Transferee, her successors and assigns for the delivery of underground telephone, telecommunications, natural gas, drainage, electricity, sanitary sewer and similar utility services under the Easement Area.
2. The Transferor hereby covenants with the Transferee, to keep the Easement Area free of vehicles and impediments of any kind and not to make, place, erect or maintain, subsequent to the date hereof, any building, structure, excavation, pile of material or obstruction in, under, over or upon the Easement Area without the written consent of the Transferee first had and obtained, and the Transferor covenants with the Transferee not to use the Easement Area in any way inconsistent with the terms of a certain covenant between the Transferor and Robert M. Mewburn of even date with this Easement Agreement for so long as the said covenant is in force.
3. The Transferor hereby covenants with the Transferee not to do or knowingly permit to be done any act or thing which will in any way remove, interfere with, injure or endanger the lateral or subjacent support of the driveway upon the Easement Area.
4. The Transferee hereby covenants, for herself and the owner or owners of the Dominant Tenement from time to time, that she will keep the driveway upon the Easement Area in good repair and will pay the cost of doing so.
5. The Easement shall be construed as running with the land, and shall attach to and run with each and every part into which the Servient Tenement or any part thereof may hereafter be subdivided, but no part of the fee of the soil shall pass to or be vested in the Transferee under or by virtue of these presents and that the Transferor may use or enjoy the Servient Tenement, subject only to the rights and restrictions herein provided.

6. The Transferor and the Transferee agree that the cost of constructing and maintaining such water line, telephone lines, telecommunications, natural gas, drainage, electricity, sewage, gas or other similar utility services shall be at the entire expense of the Transferee and the water line and all equipment ancillary thereto shall be the Transferee's.
7. The Transferor and the Transferee mutually agree that the facilities shall at all times remain the property of the Transferee, her successors and assigns, notwithstanding that they may be affixed to the land and the facilities or any of them at any time and from time to time may be removed by the Transferee, her successors and assigns, but the Transferee shall be under no obligation to remove the facilities or any of them from the land.
8. The Transferee agrees to indemnify and save harmless the Transferor from and against all losses, damages, costs and liabilities for which the Transferee shall be responsible in law and arising out of any personal injury or death or property damage or loss resulting from her use of the Easement Area, except to the extent that such personal injury or death, property damage or loss shall result from any negligence or willful misconduct on the part of the Transferor or those for whom the Transferor is at law responsible.
9. All grants, covenants, provisos, agreements, rights, privileges and liabilities contained in this Agreement shall be read and held as made by and with and granted to and imposed upon the respective parties hereto and their respective heirs, executors, administrators, successors and assigns the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places, and wherever singular and masculine pronouns are used the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context of the parties hereto requires.
10. None of the covenants, agreements, or liabilities contained in the Agreement shall be personal or binding upon the Transferor and the Transferee, save and except during their respective ownership of and only to the extent of their respective ownership of any interest in the Easement, the Servient Tenement and the Dominant Tenement, provided nevertheless, the Servient Tenement shall be and remain at all times charged therewith, except as otherwise expressly provided in this Agreement.
11. The Transferee covenants with the Transferor, in consideration of the grant of the Easement, that this Easement shall be discharged at the request of the Transferor if an instrument creates a legal access for vehicles to Lot A other than this Easement and the Transferee connects an access road to the said new legal access.

IN WITNESS WHEREOF the parties herein hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D (pages 1 and 2) attached hereto.

Appendix D: Milner Gardens Integrated Management Plan

Integrated Management Plan

“Anything worthwhile has to be capable of growth.” W.J. VanDusen

The following is a breakdown of preservation and rehabilitation activities and a five year Financial Plan for Milner Gardens. The activities are divided into projects completed since April, 1996 and future projects. These are followed by the Financial Plan.

The Financial Plan is one component of an Integrated Management Plan consisting of a:

- Program Plan
- Master Plan for Facilities and Grounds
- Financial Plan
- Fund Raising Plan

The Financial Plan is supported by interest from the current endowment, approximately \$75,000 per year. With the addition of the endowment from the Mewburn Property this would be increased by approximately \$16,000 per year, to a total of approximately \$91,000 per year. The Financial Plan is further supported by projections on revenue generated from:

- Garden membership
- Community classes
- Plant sales
- Visitation
- Special events
- Bench/Tree adoptions
- Gift shop sales
- Donations
- Rental of house and gardens
- Corporate partnerships
- Grants

Projects Completed Since April, 1996

1. New potable water system with filtration and UV treatment
Replacement of pipe from pump house to the main house and cottage
 2. New irrigation system
 - new irrigation pumping system
 - new irrigation main line
 - new irrigation stations
-

3. Development of tree management plan for the 3.5 hectare garden
 - implementation of plan
4. Soil analysis, fertilisation management and amendment program
 - lawn
 - rhododendron grove
 - garden in general
5. Deer and security fence around perimeter of 3.5 hectare garden
6. Correct drainage of site
7. Bank stabilisation and restoration
8. Renewal pruning of trees and shrubs
9. Restoration of endangered rhododendrons

Future Goals: Rehabilitation

Development of a Master Plan for the Estate

1. Site Interpretation/Equipment
 - a) Sign System for Identification of plants
 - botanical names/common name
 - elaboration of plant history in garden, origin, etc.
 - system for maintaining tags
 - GIS or Autocad files
 - b) Signage for Site
 - map of garden at a kiosk
 - garden orientation
 - events of day or week
 - general information
 - plants of current interest
 - brochure
 - name areas within garden
 - path names
 - c) Develop Forest Walk and connect to Mewburn trails to create an integrated trail system of both properties.
-

2. Services/conveniences

- public washroom facilities
- benches
- picnic/study tables
- waste baskets

3. Buildings

- a) Welcome and Interpretative Centre at new Main Entry. This building could house a Bookstore/Gift shop.
- b) Adapt Studio area in Main house to accommodate:
 - classroom/seminar rooms
 - library facility
 - research
 - historical documents
 - clubroom
- c) Retreat. Upgrade existing house from private residential use to public facilities use.
- d) Field Office/Site office (cabin or studio)
- e) Upgrade storage and shop facilities

4. New Main Entry road, bus turn around and parking.

5. Walk linking New Main Entry to the garden

Conservation Activities

1. "The Story of the Garden" Currently being undertaken.

- a) Development of printed and audio-visual materials
- b) Interviews with Veronica in the garden (videotaped and recorded)
 - development and evolution of the garden according to Veronica
 - stories on individual plants
 - Veronica's approach to "Landscape as Art and Poetry"
- c) Interviews with people involved with garden development
- d) Research Quailicum archives and other historical records
- e) Printing/Publishing costs including video tape
- f) Moneys to hire researcher/writer.

2. Site Documentation

- a) Locate buildings, roads, paths, fence lines, perimeter
- b) Locate all plants:
 - trees
 - shrubs
 - perennials
 - ground covers
 - native plant materials
- c) Tag all plants
- d) Signs for significant plants
- e) Documentation using Autocad (or GIS data base)
- f) Link site to Ray and Veronica Milner and other information gathered for nucleus of a published book.

Conclusion

There is no ready formula for success. Some sort of master plan or manifesto (aims and objectives) will help to avoid pitfalls, but, in the final analysis, it is the checks and balances produced among the political sphere, the sources of power-funding, the goodwill of staff and altruistic supporters that steer the garden through the turbulent period of early development.

Forster

Appendix E: Town of Qualicum Beach Bylaw No. 559: A
Bylaw for the Protection of Trees

**TOWN OF QUALICUM BEACH
BYLAW NO. 559
A BYLAW FOR THE PROTECTION OF TREES**

WHEREAS pursuant to Division 4.1 of Part 28 of the *Municipal Act* Council may enact a bylaw for the protection of trees;

AND WHEREAS the Council of the Town of Qualicum Beach considers it in the public interest to provide for the protection and preservation of trees within a defined area of the Town;

NOW THEREFORE the Council of the Town of Qualicum Beach, in open meeting assembled, enacts as follows:

Citation

1. This bylaw may be cited for all purposes as "Town of Qualicum Beach Tree Protection Bylaw No. 559, 1995".

Definitions

2. In this bylaw:

"Tree Preservation Area" means the land within the area outlined in black on the plan attached to and forming part of this bylaw as Schedule "A".

Prohibition

3. Within the Tree Preservation Area:
 - (a) no person shall cut or remove any tree which is greater than three meters in height; and
 - (b) no person shall damage any tree which is greater than three meters in height.

Exceptions

4. Pursuant to Section 929.07(1) of the *Municipal Act*, this bylaw does not apply so as to:
 - (a) prevent all uses of a parcel of land as permitted under the "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 555, 1993"; or
 - (b) to prevent the development of a parcel of land to the density permitted under the "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 555, 1993".

and a tree may be cut or removed to the extent necessary to allow a permitted use or the permitted density.

5. Where a certified arborist has stated in writing that a tree presents a hazard to persons or property due to decay, damage or some other reason, that tree may be cut or removed notwithstanding Section 3, following delivery of the arborist's statement to the Clerk of the Town of Qualicum Beach.

Offence and Penalty

6. Any person who contravenes any provision of this bylaw commits an offence and is liable upon conviction to a fine not exceeding \$5,000.00 in respect of each tree which is cut, removed, or damaged contrary to this bylaw.

Severability

7. If any provision of this bylaw is held to be invalid by a court, that provision may be severed from the bylaw without affecting the validity of the remainder of the bylaw.

READ A FIRST TIME this 14th day of July, 1995.

READ A SECOND TIME this 14th day of July, 1995.

READ A THIRD TIME this 14th day of July, 1995.

RECONSIDERED AND ADOPTED this 17th day of July, 1995.

Mayor

Clerk

I hereby certify the above to be a true copy of "Town of Qualicum Beach Tree Protection Bylaw No. 559, 1995".

Clerk

**Appendix F: Draft Canadian Conservation Standards for the
Conservation of Heritage Sites**

THE STANDARDS

Definitions of the terms in *italics* can be found on pages 2-3.

General Standards (all projects)

1. Conserve the *character-defining elements* of a *historic place*. Don't remove, replace, or substantially alter its intact or repairable *character-defining elements*. Don't move a component of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* that over time have become *character-defining elements* in their own right.
3. Recognize each *historic place* as a physical record of its time, place, and use. Don't create a false sense of historical development by adding elements from other *historic places* or other properties.
4. Find a use for a *historic place* that requires minimal or no changes to its *character-defining elements*.
5. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where archaeological resources must be disturbed, follow the relevant procedures required by law or policy.
6. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Don't damage *character-defining elements* when undertaking an *intervention*.
7. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized preservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
8. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection, and document any *intervention* for future reference.

(Additional Standards relating to *Rehabilitation* and to *Restoration* are continued on page 14)

DRAFT

Additional Standards Relating to Rehabilitation

9. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material, and detailing of the new elements compatible with the character of the *historic place*.
10. Conserve the *character-defining elements* of a *historic place* when creating any new additions or related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the *historic place*.
11. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

12. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements.
13. Replace missing features from the restoration period with new features whose forms, materials, and detailing are based on sufficient physical, documentary, and oral evidence.

Appendix G: Examples of Milner Gardens Plant Material Database

<i>Accession</i>	<i>Botanical Name</i>	<i>Location</i>	<i>QTY</i>	<i>Source</i>	<i>Family</i>	<i>Nativity</i>	<i>Status</i>
1925-267	Malus 'Transparent'	Orchard, E	1		Rosaceae	Garden Origin	LIVE
1925-252	Malus domestica 'cv.'	Orchard, SW	1		Rosaceae	Garden Origin	LIVE
1925-253	Malus domestica 'cv.'	Orchard, SW	1		Rosaceae	Garden Origin	LIVE
1925-254	Malus domestica 'cv.'	Orchard, SW	1		Rosaceae	Garden Origin	LIVE
1925-260	Malus domestica 'cv.'	Orchard, E	1		Rosaceae	Garden Origin	LIVE
1925-266	Malus domestica 'cv'	Orchard, C	1		Rosaceae	Garden Origin	LIVE
1925-256	Malus domestica 'Gravenstein'	Orchard, S	1		Rosaceae	Garden Origin	LIVE
1925-265	Malus domestica 'Gravenstein'	Orchard, WC	1		Rosaceae	Garden Origin	LIVE
1998-009	Meconopsis betonicifolia	Circle, E Meconopsis Dell, C	3		Rosaceae	Garden Origin	LIVE
1999-040	Meconopsis betonicifolia	Meconopsis Dell, SC	9		Papaveraceae	China, Burma	DEAD
2000-002	Meconopsis betonicifolia	Meconopsis Dell, N	3	ISABEL PETCH	Papaveraceae	China, Burma	DEAD
2001-083	Meconopsis betonicifolia	Meconopsis Dell, C	5	GEOFF BALL	Papaveraceae	China, Burma	LIVE
1925-590	Metasequoia glyptostroboides	Upper Ponds, S	1		Papaveraceae	China, Burma	LIVE
1925-664	Metasequoia glyptostroboides	Beauty of Littleworth, SC	1		Cupressaceae	W China	LIVE
2001-033	Milium effusum 'Aureum'	Nursery	10	MCGREEN'S	Cupressaceae	W China	LIVE
2001-047	Miscanthus sinensis var. condensatus 'Cosmopolitan'	Pool, W	1	ISLAND SPECIALTY	Poaceae	Garden Origin	LIVE
2000-041	Monarda didyma	Cut Flower Garden, W	2	DIVISION	Poaceae	Garden Origin	LIVE
1996-018	Muscari ameniicum	Beauty of Littleworth, SE	100		Lamiaceae	E North America	LIVE
1925-283	Muscari botryoides	Naturalized			Hyacinthaceae	SE Europe	LIVE
1996-017	Narcissus 'Accent'	Beauty of Littleworth, SE	25		Hyacinthaceae	C & SE Europe	LIVE
					Amaryllidaceae	Garden Origin	LIVE

Tuesday, July 17, 2001

<i>Accession</i>	<i>Botanical Name</i>	<i>Location</i>	<i>Survey #</i>	<i>Old Rhodo #</i>	<i>Prop Host #</i>	<i>Notes</i>
1925053	Rhododendron 'Sakata Red'	Magnolia, E	C5			
1925656	Rhododendron 'Thomwilliams'	Beauty of Littleworth, W	J59	223J		name from old plant tag
1998115	Rhododendron 'Tofino'	Katsura, S	H6			introduced in 1983 by John Loftthouse
1925654	Rhododendron 'Unique'	Nursery	J61			name from old plant tag
1925502	Rhododendron 'Veronica Milner'	Barbatum, S	H41, H42, H43	142		name from old plant tag
1925519	Rhododendron arboreum	Lady Bessborough, N	H23	97		name from old plant tag
1925188	Rhododendron augustinii cv (?)	Eucryphia, S	F71			name auth. Keith Rushford - R. yunnanense
1925500	Rhododendron barbatum	Barbatum, SE	H45	106		damaged in a wind storm 1999
1925469	Rhododendron beesianum	Calophytum, E	H57	123		name from historical map
1925470	Rhododendron beesianum	Calophytum, E	H56	123		name from old plant tag
1925494	Rhododendron beesianum	Barbatum, WC	H83			name from old plant tag
1998116	Rhododendron callimorphum	Katsura, SE	H4			name from old plant tag
1925465	Rhododendron calophytum	Calophytum, NE	H40	71	P160	name from old plant tag
1925490	Rhododendron campylocarpum ssp. campylocarpum	Barbatum, N	H78	572		name from old plant tag
1925503	Rhododendron chamaethomsonii var. chamaethauma	Barbatum, SW	H46	574	11	name from old plant tag
2000060	Rhododendron cinnabarinum	Croquet Lawn, SC				on site propagation from 1996
1925278	Rhododendron cinnabarinum ssp. xanthocodon Concatenans Group	Croquet Lawn, S				
1925279	Rhododendron cinnabarinum type	Croquet Lawn, S				
1999013	Rhododendron coelicum	Nursery, SE				
1925680	Rhododendron concatens	Holding Nursery	F84	326		door prize from the 1999 Originated Rhodo Species Conference - 80/059 F#21830

All  Rhododendrons

Wednesday, August 15, 2001

Appendix H: Conservation Laws

APPENDIX H

CONSERVATION LAWS

INTERNATIONAL LAWS

The Venice Charter - ICOMOS in 1966

Mostly based on "monument" and the European emphasis on historic sites and buildings of antiquity.

The Burra Charter

In 1979 Australia ICOMOS developed The Charter for the Conservation of the Places of Cultural Significance, or the "Burra" Charter. It underwent two revisions the last being accepted in 1988.

Burra Charter is different from the Venice Charter in that The Burra Charter is applied to all places of cultural significance, and not just the monuments covered by the old document.

The Florence Charter

The ICOMOS-IFLA International Committee for Historic Gardens, meeting in Florence on 21 May 1981, decided to draw up a charter on the preservation of historic gardens which would bear the name of that town. The present Charter was drafted by the Committee and registered by ICOMOS on 15 December 1982 as an addendum to the Venice Charter covering the specific field concerned.

The Appleton Charter

Written primarily for the Protection and Enhancement of the Built Environment and published by ICOMOS Canada under the auspices of the English Speaking Committee, Ottawa, Canada in August, 1983. It provides the framework and definitions for the historic built environment.

Canadian Laws

Laws – Federal

Cultural Property Export and Import Act

Archaeological Heritage Protection Act

Laws – Provincial

Municipal Act - Section 1022 (after Oct. 14, 1994)

Assessment Act - Clarify the status of heritage property within the Assessment System for the province.

Archaeological and Historic Sites Protection Act

Historic Objects Preservation Act

Trustee Act - Has the authority or power to accept historic property for trusteeship

Expropriation Act (see Part 4, Section 34, Heritage Legislation)

- Personal Property Security Act** (see Part 4, Section 34, Heritage Legislation)
- Park Act** - Clarify the authority of the Ministry of Parks to manage protected heritage property assigned to the ministry.
- Heritage Conservation Act**
- Archaeological Impact Assessment Process** - Check section 819.2 (Exemptions for Heritage Properties) – property tax levies.
- Municipal Aid Act** - clarify grant in lieu status of protected heritage property owned by the Crown.
- Islands Trust Act** - Provide enabling authority for heritage conservation by the Islands Trust.
- Society Act of British Columbia**
- Forest Act** - To incorporate the heritage impact assessment and mitigation requirements into the forest planning and permit processes.
- University Endowment Land Act** - Enable Minister to exercise local government heritage powers on University Endowment Lands.
- University Act** - Clarify board and senate roles regarding conservation of university heritage property.
- College and Institutes Act** - Clarify the authority of institutions with respect to conservation of heritage property.
- Land Registry Act** - Covenants will be registered under properties here.
- Land Title Act** - has the authority for conservation covenants.
- Ombudsman's Act** - where review processes are reconsidered by a third party.
- Commercial Arbitration Act** - amount of compensation for property owner due to proven loss of property value from heritage designation determined through binding arbitration under this Act.

Laws – Municipal

Check O.C.P. (Official Community Plan) for overriding rules in each community
Municipal Act - Vancouver Charter - Section 593 (after Oct. 14, 1994)
Procedure Bylaw

Appendix I: Glossary

APPENDIX I

Glossary/Index

Adaptation - modifying a place to suit proposed compatible use. (B.C.)

Adaptive Rehabilitation: A variety of repairs or alterations to an existing building that will allow it to serve contemporary users while preserving the features of the past.

Addition – a periodic activity: modification that involves the introduction of new material.

Alter –to change in any manner

Band –a band (tribe or family or group of families) as defined in the *Indian Self-Government Enabling Act*

Board –the board of directors of any non-profit organization, society, institution, or group

Character Defining Elements: the materials, forms, spatial configurations, uses, and cultural associations or meanings that together comprise the heritage value of an historic place, and which must be retained in order to preserve its heritage value.

Commemorative Integrity - A historic place (national historic site, Heritage railway station, federal heritage building, etc.) may be said to possess commemorative integrity when the resources that symbolize or represent its importance are not impaired or under threat, when the reasons for its significance are effectively communicated to the public, and when the heritage value of the places respected. (Parks Canada Glossary, 119)

Compatible use - a use that involves no change to the culturally significant fabric, changes which are substantially reversible, or changes that require a minimal impact. (B.C.)

Conservation: all acts or processes that are aimed at safeguarding the characteristic defining elements of a cultural resource so as to retain its heritage value and extend its physical life.

Cultural landscapes – representative of the "combined works of nature and of man" as designated in article 1 of the Convention. (ICOMOS Expert Group, World Heritage Convention Operational Guidelines, Feb. 1995) They are illustrative of the evolution of human society in settlement overtime, under the influence of the physical constraints and/or opportunities presented by their natural environment and its excessive social, economic cultural forces, both external and internal. They should be selected on the basis both of their outstanding universal value and in their representatives in terms of clearly defined geo-cultural region and also for their capacity to illustrate the essential and

distinct cultural elements of such regions.

Cultural Resource: a building, site, district, object, structure, landscape, or association that has been evaluated as historically significant.

Cultural resources are distinguished from other resources by virtue of their assigned historic value. Parks Canada may apply the term cultural resource to a wide range of resources in its custody, including, but not limited to, cultural landscapes and landscape features, archaeology sites, structures, engineering works, artifacts and associated records. (CRM Policy, 101)

Cultural Resource Management: the range of activities aimed at understanding, preserving, and providing for the enjoyment of cultural resources. It includes research related to cultural resources, planning for actions affecting them, and stewardship of them in the context of overall park operations. It also includes support for the appreciation and perpetuation of related cultural practices, as appropriate.

Cultural significance – the aesthetic, historic, scientific or social value for past, present or future generations.

Fabric - all the physical material of the place.

Heritage: what is or what may be handed on to a person from his or her ancestors; inheritance.

Heritage conservation organization –the Heritage Trust or a non-profit society, corporation, or an Institution that has as one of its principal purposes the conservation of heritage property.

Heritage inspection –with respect to property, physical examination and research necessary to:

to identify the heritage value of the property or a portion of it, and if the property or a portion of it has heritage value, to establish the need for protection and conservation, or conformance with heritage protection requirements.

Heritage investigation –the systematic study of heritage property to reveal its' history.

Heritage property –property that is protected under the Heritage Conservation Act of British Columbia or other provinces' Heritage Acts; or that has sufficient heritage value on the opinion of the government or a local government to justify its' conservation.

Heritage registry –a registry established under Section 13 of the Heritage Conservation Act of British Columbia.

Heritage Trust –the British Columbia Heritage Trust.

Heritage Value: the aesthetic, historic, scientific, social, or spiritual importance or significance for past, present, or future generations.

Historic Landscapes - *Historic design landscapes* embody a design or work of art that was consciously developed by a landscape architect, architect, horticulturist, or other professional according to design principles; also a landscape designed by an owner or amateur gardener if it reflects a recognized style or tradition. An *historic landscape or historic site* is a geographic area with both historic and natural features that are associated with a significant historic event, person, or activity. *Historic vernacular landscapes* are those modified by human activity in such a way as to reflect certain traditions, customs, social behavior, beliefs or values in the everyday lives of people. *Ethnographic landscapes* contain a variety of natural and cultural resources that an associated people define as heritage resources (e.g., contemporary settlements, religious sacred sites, and massive geological structures). Various physical features of an historic landscape may individually or collectively contribute to the landscape's historic character. Such features can include: Human adaptation to natural features; indicated by the design of buildings, construction materials, and overall site development, etc. Vegetation, indigenous and introduced, functional or ornamental; includes gardens, allees, orchards, individual specimens, agricultural fields, forests and grasslands. Structures, such as buildings, earthworks, dams, mining shafts, gazebos, terraces, etc. Circulation features like roads, trails and walkways, and canals. Landscape structures, like terraces, arbors, gazebos, etc. Spatial relationships and land use patterns. Site furnishings and objects, either functional or decorative, like benches, lights, sign, fences, trellises, etc. Water features, aesthetic or functional, like pools, cascades, irrigation systems. Spatial relationships

Historic Site - A landscape significant for its association with historic event, activity or person. (U.S. National Park Service)

Historic Value - Historic value derives from association with an aspect for asset of human history. (CRM Policy, 101) A value assigned by Parks Canada to Resource, whereby it is recognized as a cultural resource. All resources have historical value; only those, which are considered to have importance over and above the historical, have historic value. CRM Policy, # - Parks Canada: Cultural Resource Management Policy (1994)
B.C. - The Burra Charter (1988)

ICCROM – International Centre for the Conservation and Restoration of Monuments
ICOM – International Council of Museums

Land – includes trees, natural features, and improvements, as defined in the *Builders Lien Act of British Columbia*, and land covered by water

Local government –the council of a municipality or the board of a regional district

Maintenance - the continuous and protective care of the fabric, contents and setting of a

place, and is to be distinguished from repair. (See repair)(B.C.)

Natural landscape – a landscape that is untouched by humans, but reflects the heritage of an associated landscape type or human tradition, value or need or a landscape that is untouched by humans and typifies the surrounding area.

Place - site, area, building or other work, group of buildings or other works, together with associated contents and surrounding. (B.C.)

Preservation: the act or process of applying measures necessary to sustain the existing form, integrity, and material of a historic property. This includes initial stabilization work, where necessary, as well as ongoing preservation maintenance and repair of historic materials and features.

Property –land or an object or both land and an object and includes an interest in land or an object

Reconstruction - returning place as nearly impossible to unknown earlier state and is distinguished by the introduction of materials (new or old) into the fabric...(B.C.)

Redevelopment – the insertion of contemporary structures or additions sympathetic to the setting.

Rehabilitation: The sensitive adaptation of an historic place, or of an individual component, for a continuing or compatible contemporary use, while protecting its character-defining elements.

Removal – a periodic activity: modification which involves the subtraction of surfaces, layers, volumes and/or elements.

Repair - involves restoration or reconstruction and it should be treated accordingly. (B.C)
Continual activity to ensure the longevity of the resource without irreversible or damaging intervention.

Restoration: the act or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its character defining elements.

Stabilization – a periodic activity to halt deterioration and to put the existing form and materials of a site into a state of equilibrium, with minimal change.

Sustainable development - a means of dealing with issues of the environment and development so they are balanced and coordinated for the healthy growth of both in a global partnership. {See Agenda 21 (Bibliography)}

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