

Cottonwood Lodge/Riverview Lands Open House Information Sheet

This handout has been developed as part of the Open House being held at the Pinetree Community Centre on February 4, 2004. This Open House is being held to look at the changing demands being placed on the Riverview Lands and the facilities located there, to discuss the development of Connolly Lodge's twin facility, Cottonwood Lodge, and to provide an early look at next steps and longer-term planning on the site.

This Open House is part of a commitment BC Buildings Corporation (BCBC), Fraser Health (FH) and the Provincial Health Services Authority (PHSA) have made to ensuring the public is involved throughout this site's evolution. The community has shown repeatedly it is concerned about what happens to the Riverview Lands and recognizes its value not only as a natural space, but also as a prominent feature in their community's shared history.

By involving the public throughout the process, we can be sure that all ideas and issues are heard, understood and addressed. Any health care program changes on the site are a direct result of the BC Mental Health Plan, a forward-looking plan that will enable our health authorities to provide a more effective and sustainable level of care to our province. As crucial as it is to deliver quality mental health care, we also recognize that we must also be financially responsible and respectful of the environment.

Changes at Riverview Lands

Changes in Mental Health Care Delivery

The BC Mental Health Plan outlines a new model for delivering care and services, and calls for the development of new specialized mental health facilities around the province. The plan is supported by current research, which shows that patients respond better to care when provided in smaller, more home-like facilities, than in large institutions, like Riverview Hospital.

The Mental Health Plan enables the Health Authorities around the province to increase their capacity for providing specialized mental health services. This includes the development of new facilities and other program enhancements to provide a comprehensive range of services – from primary through to tertiary – within each Health Authority.

The PHSA will be holding a second Stakeholder Forum on June 22, 2004. For more information on the time and location, visit the Riverview Hospital web site (bcmhs.bc.ca). We will also post updates on the Riverview Hospital Redevelopment Project there.



Iris House located in Prince George.



South Hills located in Kamloops.



Connolly Lodge located on the Riverview Lands.

To date, 84 beds have opened in three new facilities:

April, 2002 – 10 new tertiary psychiatric beds open at Iris House in Prince George

August 2002 – 24 new tertiary psychiatric beds open at Seven Oaks in Victoria

April 2003 – 40 new tertiary psychiatric rehabilitation beds open at South Hills in Kamloops

April 2003 – 10 additional tertiary psychiatric beds open at Iris House in Prince George



Rendering of Cottonwood Lodge.



Preliminary main floor plan



Preliminary lower floor plan

What This Means at Riverview Hospital

While Riverview Hospital has announced that it will be reducing its presence on the Riverview Lands, as the facilities are not considered suitable for delivering the new model of care, the Lands will still be used for delivering mental health care.

The province's Health Authorities are now in the process of determining the number of facilities that will be required around the province. These facilities will be smaller, more home-like and located closer to the patients' home communities. Patients will be relocated as soon as it is practical to maintain excellent service.

What This Means to the Patients Who Need Care

To receive the best care possible, many of Riverview Hospital's current patients will be transferred to new facilities. To provide every possible advantage during treatment, these patients will go to facilities closer to their home communities, whenever possible. In all cases, they will continue to receive high quality care and support.

When the Riverview Hospital Redevelopment Project is fully implemented in 2007, the total number of specialized mental health beds in British Columbia will increase from approximately 800 to approximately 915. There will be approximately 500 beds in the Lower Mainland and 415 beds located in new facilities around the province. Planning is currently underway

for these beds to be in place between 2004 and 2007.

Clinical teams at Riverview Hospital work closely with local Health Authorities to develop comprehensive transition plans for patients transferring to new facilities. Patients will remain at Riverview until they can be transferred to one of the new facilities where they will receive the same level of care.

Cottonwood Lodge
New Mental Health Services for a New Direction

To respond to the direction set out in the BC Mental Health Plan, FH is proposing the construction of a 24-bed specialized residential care facility on the Riverview Lands.

Cottonwood Lodge will be smaller than traditional facilities and more home-like, but will be designed to house patients requiring more intensive care than is currently available in existing community residential services.

Connolly Lodge, built in 2001, was a prototype building constructed on the Riverview Lands following the concept of the new model of mental health facilities. During the planning for Connolly Lodge, a twin facility (now Cottonwood) was considered. The two facilities will share infrastructure and services, making the facilities more efficient and cost-effective



Home-like settings allow patients to enjoy a livingroom atmosphere.



Patients can enjoy gardening as part of their daily routine.



Patients can do some of their own cooking.

as treatment centres. FH will manage Connolly Lodge starting in April 2004, and will be responsible for building and operating Cottonwood Lodge.

Why a New Facility?

Extensive study and consideration have gone into determining the planning, siting and design of Cottonwood Lodge. There were a number of factors weighed in making the decision to build a new facility for Cottonwood Lodge, rather than enhancing or renovating an existing structure.

First and foremost are the specific patient programming needs. Smaller, more home-like facilities have been shown to be more effective in providing care than large institutions, but the new facilities must still offer the resources and level of care available in larger facilities.

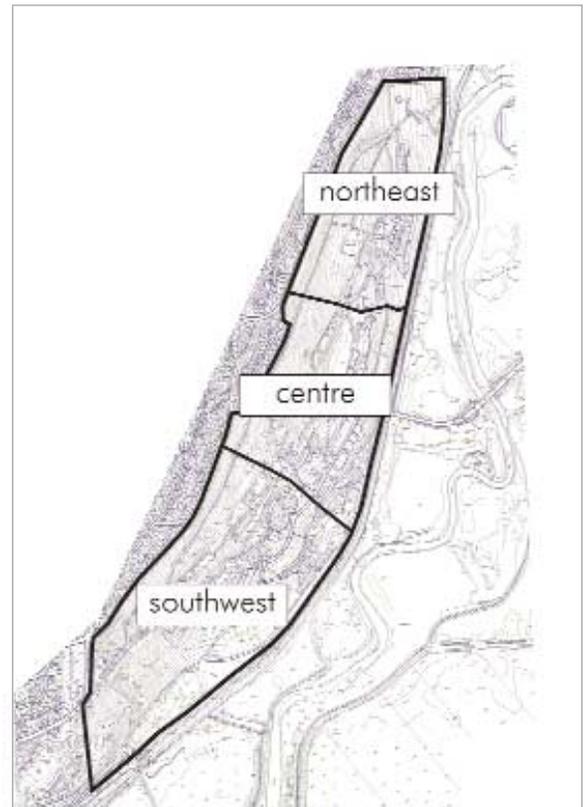
The site's older structures are not suitable for a variety of reasons. Their internal layouts do not support the new care model. If the older buildings were to be renovated, the extent of redesign and reconstruction would not only be unreasonably expensive, it would add unnecessary delays.

By adding a new facility next to Connolly Lodge, shared services and infrastructure can improve the effectiveness of care while keeping costs down. The location of Cottonwood Lodge allows FH to concentrate the facilities in a particular area, aiding the delivery of timely, efficient care.

Choosing the New Site

FH has been working with BCBC to plan for Cottonwood Lodge, including the identification of a suitable site. Project siting criteria were developed for that process, with patient programs as the primary consideration. Input on the criteria was collected from various stakeholders, including community members and the municipality.

The planned Lodge will be located in the northeastern area of the Riverview Lands. A detailed site assessment (conducted by Stantec Architecture) determined that this location was most suitable for any new buildings because of its proximity to site access points, suitable terrain and topography, and views. The proposed area will have limited impacts on existing mature vegetation, streams, heritage structures and landscaped areas. The site was first cleared and used as farmland decades ago, and later sold and returned to green space.



land areas

A recent site assessment concludes Health Authority facility needs should be met in the northeastern area of the Lands. (Stantec Architecture, 2004)



Historically, this area was cleared for farmland.

Cottonwood Lodge will be one-and-a-half stories high, with three areas that will accommodate single occupancy rooms. The design is more conducive to smaller group living and helping residents become more integrated into the broader community. The structure itself is built to allow more natural light in and provide better views of the surrounding landscape, while minimizing impacts on surrounding trees and land. In fact, the facility is being designed to attain Leadership in Energy and Environmental Design (LEED™) designation.

What's Next for Cottonwood Lodge?

Ground breaking is planned for spring 2004, to avoid nesting periods, with completion and occupation scheduled for early 2005. Detailed interior design work is already underway.

FH and BCBC are committed to addressing environmental concerns as planning and construction proceed. Strategies to address ecological concerns within the construction area and with construction activities around the site will be developed, in consultation with community members.

The Future of Riverview Lands

The Riverview Lands are an important part of the Lower Mainland's character, and are beautiful natural spaces nestled between residential and commercial areas. BCBC, working with FH, has been very careful to ensure that the new facility on Riverview Lands is planned carefully, taking into account the site's natural value and rich history.

While not actively engaged in land use planning on Riverview Lands, BCBC is working with the Health Authorities to determine their facility needs on the Riverview Lands and around the province as they implement the Mental Health Plan. It will be impossible to determine how much land will be needed

until facility requirements are clearly established. The initial site assessment has shown that it will be most cost-effective and efficient to locate as many of the required health facilities as possible within a concentrated area. The northeast section of the site has emerged as the most suitable to support new and emerging mental health programming needs, based on an assessment of natural features, buildings, terrain, roadways and infrastructure, and programming considerations.

Next Steps

After the Riverview Hospital Redevelopment Project is completed and the Health Service program requirements are identified, BCBC will review the demand for other government services on the Riverview Lands site. High-level visioning for the Riverview Lands could take place later this year or early next year. Through an open public process, the community and key stakeholders will be invited to share their visions, and work towards objectives and possible frameworks for approaching alternate uses of the Lands. This will precede any land planning and is intended to provide a framework for potential future planning only.

Commitments

BCBC is committed to working efficiently with the Health Authorities to identify all potential government uses on the site after 2007. There will be full public planning processes supporting any land planning initiatives. BCBC is committed to respecting the site's key features, including the mature trees, streams and other natural areas, and the historical significance found in the historic buildings and cemetery.

For More Information

visit: bcbc.bc.ca

fraserhealth.ca

bcmhs.bc.ca

or contact riverview@bcbc.bc.ca

