

# Riverview Hospital Redevelopment Project



IRIS HOUSE LOCATED IN PRINCE GEORGE.



SOUTH HILLS LOCATED IN KAMLOOPS.



CONNOLLY LODGE LOCATED ON THE RIVERVIEW LANDS.

## *Riverview Hospital – Status*

- The Provincial Health Services Authority (PHSA) operates Riverview Hospital and is responsible for delivering highly specialized mental health services to the province's most seriously mentally ill.
- Current research shows that patients respond better to care provided in smaller, more home-like facilities, rather than large institutions, like Riverview Hospital.
  - Examples: Connolly Lodge at Riverview, South Hills in Kamloops and Iris House in Prince George
- The BC Mental Health Plan outlines the new model for delivering care and services, and calls for the development of new specialized mental health facilities around the province.
- Many Riverview Hospital patients will be transferred to new facilities closer to their home communities, where they will continue to receive high quality care and support.
- The clinical teams at Riverview Hospital are working closely with local health authorities to improve access to specialized mental health services for all patients.
  - The Riverview Hospital Redevelopment Project Steering Committee is comprised of mental health leaders from each of the province's health authorities and representatives from the Ministry of Health Services
  - 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, or better

# Riverview Hospital Redevelopment Project



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.

## *An Increase in Bed Numbers*

- 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 tertiary and specialized residential beds in the Lower Mainland and 415 specialized mental health beds located in new facilities around the province.
- Planning is currently underway for these beds to be in place between 2004 and 2007. More information will be provided as details are confirmed.

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; and
- April 2003 – 10 more tertiary psychiatric beds open at Iris House in Prince George.

## *Stakeholder Forum Planned*

- PHSA will hold a Stakeholder Forum on June 22, 2004. Check the Riverview Hospital web site at: [bcmhs.bc.ca](http://bcmhs.bc.ca) for the time/location as well as for updates on the Riverview Hospital Redevelopment Project.

# Cottonwood Lodge



PRELIMINARY MAIN FLOOR PLAN



PRELIMINARY LOWER FLOOR PLAN



RENDERING OF COTTONWOOD LODGE.

## *Meeting Patient Needs at Riverview*

- Fraser Health (FH) is proposing to construct Cottonwood Lodge, a 24-bed specialized residential facility in close proximity to Connolly Lodge.
  - Specialized residential program for patients requiring more intensive on-going supports than are available in existing community residential services
  - Part of the BC Mental Health Plan implementation
  - Infrastructure for a twin facility was addressed during Connolly Lodge planning and construction
- The Lodge is one and a half stories, featuring a home-like environment and three distinct areas to accommodate single occupancy rooms.
- The facility design will be conducive to smaller group living with the program emphasis of assisting clients to become more integrated into the broader community.
- Building layout maximizes natural light and views of the landscape, while minimizing impacts on adjacent trees and existing topography.



# Cottonwood Lodge

## *Why a New Facility?*

- Patient programming is the primary and driving design criteria.
  - Current research demonstrates that patients respond better to care provided in smaller more home-like facilities, rather than in large institutions, like Riverview Hospital
- Allows FH to deliver much needed patient services at an optimum level and in a timely manner.
- Footprints, internal layouts and interior environments of existing on-site buildings are not conducive to delivering the new model of care.
  - Extensive and costly renovations would be required:
    - Program delivery would be compromised
    - Cost prohibitive
    - Inability to meet timelines for delivery of patient care
- Close proximity to Connolly Lodge allows for shared infrastructure and services.
  - Economic feasibility
  - Proximity to other on-site services, such as recreation and acute care
  - Allows for creation of a “domestic-scaled” environment for residents
- Constructing a new building on a footprint of an existing building is unfeasible.
  - High costs associated with demolition
  - Extended timeline; inability to meet patient needs in a timely manner
  - Lost economic benefits associated with proximity to Connolly Lodge
- Concentration of new health services will be focused on the northeastern area of Riverview Lands.



PATIENTS CAN ENJOY EATING THEIR MEALS TOGETHER.



COTTONWOOD LODGE, LOCATED ON THE RIVERVIEW LANDS IS NEAR CONNOLLY LODGE.

# Cottonwood Lodge

## *About the Preferred Site*

- The preferred site is located beside Connolly Lodge.
  - Northeast area of the Riverview Lands
- Already primarily cleared area.
  - Reclaiming partial parking lot from Connolly Lodge
    - Parking provision to be moved to existing parking area
    - Upgrade of gravel road not required
- Historically, area was cleared as farmland.
  - Geotechnical testing confirmed the presence of fill on the site, confirming topography has been modified over time

## *How the Site Was Chosen*

- FH has been working with BC Buildings Corporation (BCBC) to plan for Connolly Lodge, including the identification of a site.
- Project siting criteria were developed, with patient programming considered as the primary and driving criterion, with input from various stakeholders including community members and the municipality.
- Additional criteria included site servicing, flora/fauna, access, location (within the community and physical setting), climate, topography, vistas, ability to attain Leadership in Energy and Environmental Design (LEED™) criteria.
  - For details see the Site Selection Criteria handout



HISTORICALLY, THIS AREA WAS CLEARED FOR FARMLAND.



- CAMPION WAY ○
- "SOCCER FIELD" ○
- CONNOLLY LODGE ○
- COTTONWOOD LODGE SITE ○

# Cottonwood Lodge

## *Assessment of the Site*

- Technical evaluations on the preferred site have been completed.
  - Geotechnical Assessment: Confirmed site previously disturbed
  - Arborist Report: Three black locust trees are considered to be in poor condition and should not be retained
  - Site Servicing
  - Wildlife Assessment being considered
    - All nesting windows will be respected
- Community members invited to identify additionally required studies.
- Building footprint staked out on the preferred site.
  - Community members to identify potential ecological issues or concerns associated with footprint placement

## *Next Steps*

- Appropriate plans and options to address ecological concerns within the footprint and with construction activities will be developed, in consultation with community members.
- Detailed interior design is currently underway.
- FH and BCBC are committed to addressing environmental concerns as planning and construction proceeds.
  - Construction access and activity will be planned to minimize impacts
- Ground breaking is planned for Spring 2004 with completion/occupation early 2005.
- FH has formed a Tertiary, Residential and Housing Design Steering Committee to develop an overall plan for the development and design of mental health tertiary, residential and housing services.



BCBC WILL WORK WITH COMMUNITY GROUPS TO IDENTIFY AND ADDRESS ECOLOGICAL CONCERNS ON THE COTTONWOOD LODGE SITE.



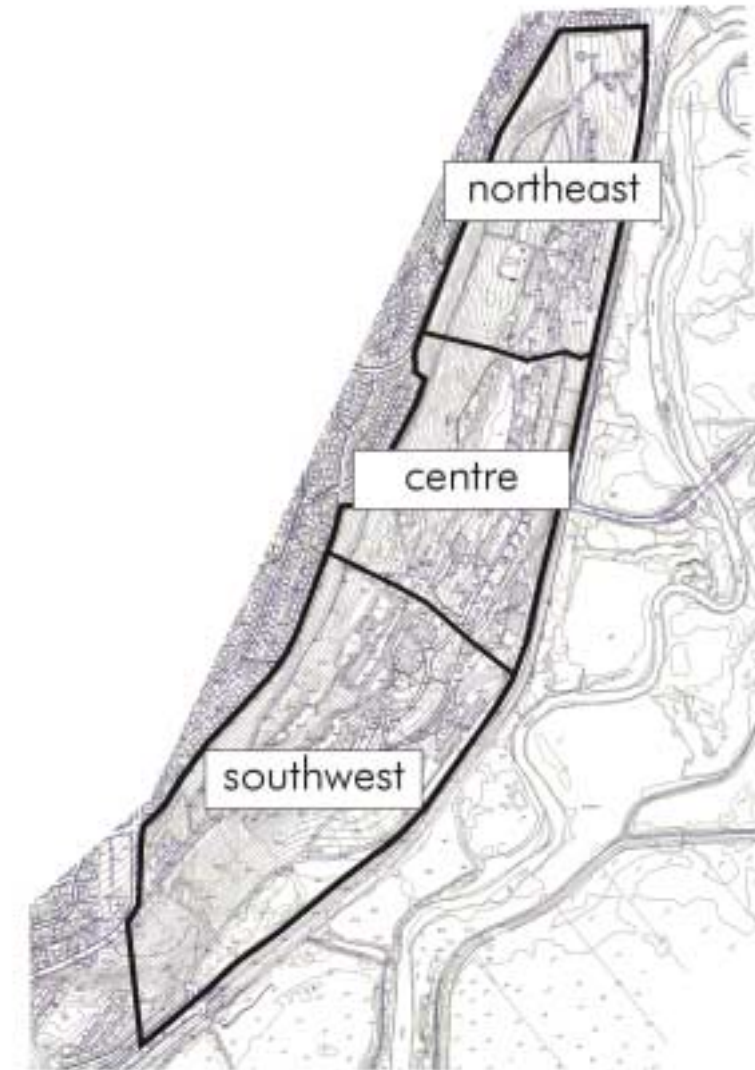
# The Riverview Lands

## Status

- Until the Riverview Hospital Redevelopment Project is completed, scheduled for 2007, the Lands will continue to be used for mental health service delivery.
- BCBC is working with the Health Authorities to determine their facility needs on the Riverview Lands and around the province.
  - As they work to implement the Mental Health Plan
  - Required number and type of facilities now emerging
  - Once requirements are identified, physical planning for facilities will commence
- BCBC is not actively engaged in land use planning for the Riverview Lands.

## Concentration of Health Services

- Following a site assessment it was concluded that new and emerging mental health programming needs should be concentrated in the northeastern area of the Riverview Lands.
  - Considering site features and constraints such as collections of significant trees, heritage buildings, topography, access points, terrain, roadways, streams and major natural areas
- Northeastern area provides planning flexibility in terms of topography, heritage buildings, landscaped area and views.
  - Allows for patient programming needs to be met efficiently and in a timely manner
  - Implementation of the Mental Health Plan moving away from large institutional formats



## land areas

A RECENT SITE ASSESSMENT CONCLUDES HEALTH AUTHORITY FACILITY NEEDS SHOULD BE MET IN THE NORTHEASTERN AREA OF THE LANDS. (STANTEC ARCHITECTURE, 2004)

# The Riverview Lands

## Next Steps

- Once the Health Service program requirements are identified, BCBC will review the demand for other government services on-site, post 2007.
- An early and high-level visioning process for the Riverview Lands could take place in late 2004, early 2005.
- Working with the community and other key stakeholder groups, visions, objectives and possible frameworks for approaching alternate uses of the Lands will be developed.
  - Through an open public process
  - No land plan will be developed through this visioning process

## BCBC Commitments

- To meet Health Authority (client) needs in an efficient and timely manner.
- To identify other government use requirements on-site, post 2007.
- Any future potential land planning by BCBC will be conducted as a full and open public planning process.
- To recognize and respect the site's key features – trees of significance, streams, built heritage, history, cemetery and natural areas of importance.



BCBC RESPECTS THE FEATURES ON SITE, INCLUDING TREES OF SIGNIFICANCE AND HERITAGE BUILDINGS.