



**Ministry of Citizens' Services and Open Government
Shared Services British Columbia**

A Heritage Conservation Plan for the Riverview Lands

Coquitlam, BC

November 2012



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Unfolding Landscapes

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EXECUTIVE SUMMARY

The Riverview Lands (Lands) provide a rich heritage legacy for the communities that value them, a heritage that includes stories and structures from the natural environment, First Nations, a designed landscape legacy and the use of the site as a mental institution for almost a century. This report identifies and recognizes this broad range of heritage resources and values present in the Lands, and provides strategies and actions to conserve and promote the heritage of the place by effectively managing change as it occurs over time.

The overall goals for the Heritage Conservation Plan (HCP) were to:

- Identify and define the Lands' heritage values and character-defining elements
- Articulate strategies for conserving heritage values regardless of future use, providing a framework to facilitate prudent investment and management of the Lands
- Provide guidance to mitigate the impacts of change on the character-defining elements and heritage values of the site

The 244 acre Riverview Lands are located in southeast Coquitlam and for almost 100 years the Lands have been a centre for the treatment of mental illness and addiction. The Lands are host to 75 buildings comprising 153,640 square meters of space. Buildings and infrastructure on the Lands vary in age from less than five years old to just under 100 years old. Natural areas, ravines and watercourses provide an ecological connection to Colony Farm to the east and Riverview Forest to the west. The Lands host an extensive tree collection.

The Lands embody a wide range of heritage values held by a diverse group of stakeholders (locally and province-wide). The Lands have been placed on the City of Coquitlam's Community Heritage Register, and are therefore listed on the British Columbia Register of Historic Places and the Canadian Register of Historic Places. Shared Services BC manages the Lands on behalf of the Government of BC.

The report is divided into four sections:

Section 1: Understanding the Historic Place

- Description of the Riverview Lands
- Planning Context of the Riverview Lands
- Historical Chronology
- Bibliography

Section 2: Evaluation of Significance

- Summary of Stakeholder Consultation
- Statement of Significance
- Criteria for Identifying Significance

Section 3: Heritage Conservation Strategies

- Potential Impacts and Issues
- Other Documents to be Consulted
- Heritage Conservation Approaches
- Conservation Principles
- Immediate Actions
- Heritage Conservation Strategies

Section 4: Appendices



West Lawn and grounds 1952 (RHHS)



Section 1, Understanding the Historic Place, identifies the physical context of the Lands and their features, outlines the key events in the history of the Lands that make them what they are today, and understands the overall planning context within which future decisions will be made. Development of this section involved a variety of methods to gather information including a review of existing literature, site documentation and analysis, academic research and information from individuals.

Section 2, Evaluation of Significance, involved a process of community consultation through four heritage values workshops, individual interviews and digital engagement through online workshops and comment forms on the project website, resulting in the creation of a Statement of Significance for the Lands, including maps of character-defining elements. This section also includes a set of criteria for evaluating significance that will assist in the ongoing evaluation of the site's heritage values.

Section 3, Heritage Conservation Strategies, identifies and anticipates future actions that could have an effect on the heritage value and character-defining elements of the Lands.

This section sets the way forward. The heritage strategies articulate how the heritage values and significant elements of the Lands can be retained through ongoing management practices and in the face of future development and change. The strategies take into account the multiple values, competing stories and contested terrain of heritage on the Riverview Lands – in other words, the richness and complexity of the place and its people both past and present.

Section 4, Appendices, Includes a bibliography, glossary of conservation terms, stakeholder list, and significant tree and wildlife species.

NOTICE REGARDING KWIKWETLEM FIRST NATION

This Heritage Conservation Plan (“HCP”) for the Riverview Lands does not include any information regarding the heritage and traditional values of the Kwikwetlem First Nation. An assessment of Kwikwetlem’s heritage and traditional values in the Riverview Lands will be undertaken through an independent process. Kwikwetlem was not involved in the process which resulted in this HCP, took no part in the HCP’s recommendations and does not endorse them.

INTRODUCTION

The Riverview Lands (Lands) Heritage Conservation Plan (HCP) has been prepared according to the parameters outlined in the Province of BC's 2011 request for proposals. The plan follows the BC Heritage Branch methodology for heritage conservation planning. The commissioning of the Plan reflects the desire of the Province to secure a sustainable and positive future for the Lands.

A heritage conservation plan is a document that identifies what is currently understood about a place, what is significant about that place and what the issues facing that place are. From this understanding, conservation strategies are developed to guide short and long-term management of the heritage resource.

The primary purpose of this heritage conservation plan is to establish strategies which will guide the future care and development of the Lands. This includes the conservation of the Lands' landscape and its natural setting, its built heritage, places of memories, and the intangible heritage associated with the site. Strategies have been established with an understanding of the requirements necessary for the significance of the Lands to be conserved.

The conservation plan was developed based on research, site analysis, a review of existing literature and the heritage values identified by the community collected through a series of workshops (in person and online), interviews and a questionnaire. These community values have been embedded into the Statement of Significance.

This plan is a conservation management tool intended for use by the Province of BC to address the heritage conservation of the Lands as planning moves forward for its future. It is available for public viewing on the Riverviewvalues.info website. It should be used in conjunction with previous documents that have been prepared to address specific aspects of the Lands. A list of these documents can be found in Section 3.2.

The key to this plan lies in the conservation strategies that address the mitigation of impacts to the site's character-defining elements. They have been developed through the application of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Flexible and creative thinking will be important when applying the heritage strategies, as a way of managing the heritage values of the Lands while not compromising any future land-use decisions. The strategies react to change that is being contemplated, and pre-empt change that may be encountered.



Orchid Drive 2007 (Denise Cook Design)



1.0 UNDERSTANDING THE HISTORIC PLACE

A cultural landscape such as the Riverview Lands (Lands) is the relationship of built features and the natural environment that consists of the built and natural landscape elements, patterns of human activity, points of view, philosophies or ways of doing things that are a product of a particular place and time, and shared community and cultural meanings among people.

An understanding of the Lands as an historic place includes a description of the physical and intangible heritage resources associated with the Lands, the physical and planning contexts, and the overall setting of the Lands.

1.1 DESCRIPTION OF THE RIVERVIEW LANDS

GENERAL CHARACTERISTICS OF THE RIVERVIEW LANDS

Site boundaries¹

Lougheed Highway to the east, Riverview Forest, Riverview Crescent/Chilko Drive and residential development to the west, Como Lake Road to the north and Cape Horn Avenue to the south. East and south of the Lands lie the Coquitlam River and IR #2 belonging to the Kwikwetlem First Nation. Colony Farm Regional Park and the Forensic Psychiatric Institute are also located in this area.

Legal description²

Legal address: 2601 Lougheed Highway, Coquitlam, British Columbia V3C 4J2

Legal description: Lot 1 District Lots 60, 170 and 305, Group 1, New Westminster District, Plan LMP 22802.

Long-term leases exist for the sites of Connolly Lodge, Cottonwood Lodge and Cypress Place.

Parcel identifier: 023-052-716

Site area: 98.75 hectares (244 acres)

General overview of the Riverview Lands³

The Riverview Lands, originally known as Essondale (renamed Riverview Hospital in 1966) are the location of a provincially-owned mental hospital that for 100 years was a working hospital and sanctuary for mentally ill patients. The hospital closed in August 2012.

Located on a narrow, south-east sloping site in Coquitlam BC, the current Lands are a remnant of the uphill portion of a previous 405 hectare (1000 acre) site. The Lands we see today are the result of over a century of accommodating therapeutic care in BC. While much reduced in size since it was acquired by the provincial government in 1904, the long narrow site measures 2.5 kilometres from the cemetery in the northeast corner of the property to the Cape Horn Road intersection with the Lougheed Highway in the southwest corner. It is a short distance of 500 metres between Riverview Crescent at the top of the property and the Lougheed Highway at the bottom.

The Lands' large size allowed expansion over the decades to include new hospital buildings as the need arose, and accommodated other institutions from time-to-time, such as the Provincial Industrial School for Boys (1922-1946). The Lands contain many notable landscape design features. Access roads, many of which are lined with trees, are arranged in a curvilinear manner that follows the natural topographic contours of the Lands. Open sloping lawns with specimen trees frame long

1 Shared Services BC.

2 Shared Services BC.

3 Information in this section has been synthesized from Denise Cook Design. 2008. *Riverview Cultural Landscape History*, Riverview Site, Coquitlam, BC; Donald Luxton & Associates. 2008. *Riverview Statement of Significance*; and Robert Lemon Architect Inc. 2006. *Riverview Lands Heritage Assessment*.

PHYSICAL CONTEXT OF THE RIVERVIEW LANDS

- MARINER WAY
- RIVERVIEW FOREST
- RIVERVIEW HEIGHTS SUBDIVISION
- RIVERVIEW LANDS
- LOUGHEED HIGHWAY AND CPR RAILWAY TRACKS
- COQUITLAM RIVER
- COLONY FARM REGIONAL PARK
- CITADEL HEIGHTS, PORT COQUITLAM
- IR #2
- FORENSIC FACILITY



views to the south-east across the Coquitlam River, and northeast to the mountains. There are over 50 primary buildings on the Lands, including such structures as four massive masonry wards, hospital buildings, housing, and service buildings. The Lands contain an active cemetery.

Associated with the Lands and the buildings are over 1,800 trees⁴ that are part of the tree collection, planted progressively as the site developed, and which reflect typical ornamental horticultural tastes and trends of the 20th century. The Riverview tree collection has largely been left to grow and mature in a natural state with little intervention or formal expansion in recent years, mainly due to changes in maintenance regimes on the institutional site. Some former lawns and previously cultivated areas have become semi-wild meadows which, along with remaining ravines and watercourses provide an ecological connection to Colony Farm and the Coquitlam River to the east and to Riverview Forest further uphill to the west. The upper portion of the Lands is composed of reforested woodland.

The current character of the Lands is a reflection of earlier aesthetic and practical decisions made throughout its history. In a similar approach to the construction of other institutions in BC, large parcels of land were secured and cleared, to start building with a clean slate and leaving little remaining of the original natural wildness of the setting.

The landscape at Riverview can be considered a designed, evolving and associative cultural landscape.⁵ It is a layering of features from a number of time periods and reflects various types of use over time, beginning with centuries of use by the Kwikwetlem First Nation who claim continuous occupation of their traditional territory for at least 9,000 years, since the last ice age.⁶ In the first decade of the twentieth century, the grounds were designed to accommodate hospital uses, demonstrating the application of a formal, picturesque landscape design. The Lands have evolved over time to accommodate changes in the treatment of mental illness, reflecting the use of the landscape for therapeutic gardens and the integration of innovative occupational and recreational therapies. It has also supported agricultural, horticultural, recreational and other uses related both to the hospital and to the wider community.

PHYSICAL DESCRIPTION OF EXISTING SITE FEATURES

Topography

The Lands slope towards the southeast, the landscape rising in two directions: first more gently from south to north, second with a steeper gradient from east to west up a series of benches. The lowest elevation, approximately five metres above sea level, is located in the Unnamed (Orchard) Creek wetland near the Lougheed Highway. At its highest point, the Lands are around 80 metres above sea level along the northern boundary near Riverview Crescent and Cultus Avenue.

The sloping topography and numerous creeks on the Lands, combined with subsurface layers of clay, was a challenge that required extensive land works to create level ground to accommodate the hospital buildings, resulting in the terraced landscape form seen today.

Hydrology

The Lands are drained into the Coquitlam River floodplain by four major streams and three intermittent streams that run west to east through the landscape.

4 Philips Wuori Long Inc., Alpine Tree Services Ltd., Brian Fisher. 1995. *Riverview Tree Inventory*; Data from 2002 & 2005 Tree Survey, 2006. Shared Services BC.

5 United Nations Educational, Scientific and Cultural Organisation (UNESCO). *Operational Guidelines for the Implementation of the World Heritage Convention*.

6 Kwikwetlem First Nation. http://www.kwikwetlem.com/history_culture

Today, three of the four major streams are fish-bearing - Unnamed Creek (Orchard Creek⁷), Riverview Creek and Lost Creek - and provide habitat for four of the 24 fish species known to inhabit streams within the Lower Coquitlam River Watershed. These species include coho salmon (*Oncorhynchus kisutch*), rainbow trout (*Oncorhynchus mykiss*), sea-run coastal cutthroat trout (*Oncorhynchus clarki clarki*), and prickly sculpin (*Cottus asper*). Of these, two are considered at risk: coho salmon are COSEWIC endangered 2002, and cutthroat trout are BC blue-listed 2004.⁸

Of the remaining three intermittent watercourses, Stream D drains a former wetland above Holly Drive and runs between the nurse's residence and the Roadside building; Stream E drains to a ditch along the Lougheed Highway and is located behind the Leaside building; and Stream G originates in the northern end of the Lands, flowing ephemerally from the drainage ditches above the cemetery. Some of these streams are culverted and run underground in several places.⁹

Stream locations can be found on the map on page 17.

Major stream name	Description
Unnamed (Orchard) Creek (Stream A)	Located at the southern edge of the property. It is currently being restored for salmonid enhancement.
Riverview Creek (Stream B)	Flows into Mundy Slough east of the Lougheed Highway down past Holly Drive.
Lost Creek (Stream C)	Flows into the upper portion of the Lands from Lost Lake in Mundy Park down past Holly Drive. A stone weir is located in this stream.
Davidson Creek (Stream F)	Open from nearly the top of the Riverview Lands to the Lougheed Highway and flows down a steep slope just east of the Brookside Building.

Natural vegetation

With the advent of hospital construction, the Lands were completely cleared, with the exception of several ravines and creeks, and a few large conifers left in situ.¹⁰ The vegetated deep ravine of Unnamed Creek bisected the large orchard between Fern Terrace and Holly Drive on the south-west side of the Lands. The Lost Creek ravine remained open and vegetated to East Lawn in the centre of the Lands. The watercourses of Stream F and Stream G to the east of the Pitt River Road junction with the Coquitlam River were both cleared.

In recent decades land uses have changed, and as cultivation was abandoned secondary forest successional processes intervened on several old fields and open lawns. A young mixed coniferous forest of varying species and stand ages (from 10 to 100 years) has evolved, particularly along the west side and slopes at the south end of the Lands. The entire site, including its soils, hydrology and topography, was substantially altered after the original forest clearing, and new forests should be considered novel ecosystems, differing in composition from the older relatively undisturbed native forest ecosystems that would evolve following a natural disturbance.

Where streams were not channelized or culverted, a semi-natural riparian edge forest has regenerated. In turn, this diversity of native and semi-native plant communities, along with the horticultural plantings, has created habitat for a variety of wildlife.

7 Riverview Horticultural Centre Society. <http://www.rhcs.org>

8 BC Conservation Data Centre. <http://www.env.gov.bc.ca/cdc/>

9 Seacor Environmental Inc. *Summary Report, Riverview Lands Environmental Studies*. Coquitlam BC, 2007; BC Buildings Corporation. 1996. *Planning for the Riverview Lands: Resource Assessment Report*.

10 BCAR b-00280, c.1920; CVA 660-295, 1913; *Annual Report of the Mental Hospitals of the Province of British Columbia, 1904-1912*.



West Lawn (male chronic building) with fo



Formal walkway c.1940 (BCAR b-00275)

Wildlife¹¹

The diversity of habitat and food sources on the Lands has attracted a diversity of wildlife species to seek nesting sites, shelter and food from both native and non-native plants. A list of known and potential wildlife species on the Lands includes amphibians and reptiles, mammals and over 80 species of birds. Species of mammals found on the Lands in the 1890s are still sighted there today.

A number of larger mammals use the stream corridors to move to and from habitat in the Lands and beyond. These include black-tailed deer, black bear, bobcat, coyote, striped skunk, raccoon, beaver, chipmunks, Douglas squirrel, northern flying squirrel and the non-native Eastern grey squirrel. The extensive old orchard meadows and grassy fields provide excellent habitat for small mammals such as moles, voles, mice and shrews, which in turn are excellent food sources for owls and hawks.

Great blue herons also use old fields extensively to hunt frogs and small mammals. A list of wildlife found to date on the Lands can be found in Appendix E.

Circulation

Riverview is serviced by a comprehensive network of roads and lanes with access from the Lougheed Highway at four locations including intersections at Westwood Street, Pitt River Road, and Colony Farm Road. The Lands can also be accessed from United Boulevard and Mariner Way via Fern Terrace. Riverview Crescent and Chilko Drive form a boundary to the west.

The current circulation patterns on the Lands have evolved from early transportation routes.¹² A tree-lined roadway connected a steamboat wharf on the Coquitlam River and the Essondale CPR station to the grand walkway that leads up to the West Lawn building. The West Lawn entrance continues to provide a visual link between the internal circulation patterns and the lands outside Riverview. The original 1862 Pitt River Road bisected the Lands, following approximately the locations of Fern Terrace and Holly Drive.¹³ In 1909, the Pitt River Road was realigned to more closely follow the CPR tracks, and later became the location of the Lougheed Highway. The realignment reclaimed several acres of the land for the hospital; vestiges of the original Pitt River Road remain on the Lands today.¹⁴

The most prominent site circulation feature is the sweeping north-south curvilinear circulation pattern established, in part, due to the site's sloping topography. Yet, while topography undoubtedly played a role in the design of the road system, curvilinear road layouts were a defining feature of the English picturesque design movement in the late 19th century. Another circulation feature is the formal and symmetrical road loops remaining from the development of the Boys' Industrial School in the 1920s, now Iris Crescent, Palm Terrace, and the extreme north end of Holly Drive.

The physical configuration of the roads and the public entrance orientation of the major buildings towards the south-east required service access roads to circulate to the rear of the major buildings, creating loops around them. Roadways were originally unnamed; currently all of the roads on the Lands have been given plant-related names.¹⁵

Buildings and structures

The Riverview Lands contain 53 primary buildings along with numerous smaller structures that

11 Information in this section has been synthesized from Seacor Environmental Inc. *Summary Report*. Riverview Lands Environmental Studies, Coquitlam BC, 2007; Metro Vancouver Parks, http://www.metrovancouver.org/services/parks_lscr/regionalparks/Pages/default.aspx; BC Conservation Data Centre. <http://www.env.gov.bc.ca/cdc/>

12 "Early Trails of Burrard Peninsula", *BC Historical Quarterly*, October 1945; *Annual Report of the Mental Hospitals of the Province of British Columbia*, 1904-1908; Historical aerial photographs.

13 Hayes, Derek. *Historical Atlas of Vancouver*. 2005. Maps 53, 63 and 64.

14 *Annual Report of the Mental Hospitals of the Province of British Columbia*, 1908.

15 Anna Tremere, Riverview Hospital Historical Society, personal communication, August 2012.

supported site operations and services¹⁶. The buildings remaining on the site can be organized into two major groups: the buildings related to the hospital and those associated with the Boys' Industrial School. These two groups correspond to the site's two major historical land uses. The hospital-related buildings are diverse, including wards, industrial buildings, residences, and a variety of other building types and can be identified by style, use, and era. The buildings are described generally from south to north through the site.

At the south end of the site, perched in a row on a high terrace with views to the east are three residential buildings constructed as Medical Officers' residences. The three buildings create a residential streetscape, and are wood-frame structures with hipped roofs and small detached garages surrounded by ornamental planting, lawns, with stone retaining walls to the rear. To the north and slightly downslope is Pennington Hall, a two-storey wood framed building used as recreational facility accessed from Fern Terrace.

The three monumental hospital buildings - West Lawn, Centre Lawn, and East Lawn - form a north-south line following the site's contours and facing east to the Lougheed Highway and the Coquitlam River. As a group, the three buildings create the core of the site and share a similar design and material vocabulary, including tri-partite facades, brick-faced concrete walls, stone block window sills, main entry porticoes with columns and hipped roofs. Behind West Lawn is the wood frame/concrete block Bakery. The Lawn buildings are fronted by expansive lawns with open grown specimen trees.

The building groupings generally create three sections to the Lands. To the east and downslope of the Lawn Buildings is the Crease Unit and adjacent matching Crease Cafeteria. The Crease building is four-storey structure consisting of two wings with a connecting entry, a low hipped roof, and is faced with brick and finished with terra cotta cladding. The building faces Lougheed Highway, as do three buildings just to the north: the Boiler House, a large industrial heating plant; and the utilitarian Central Supply/Services and Patient Services.

The centre of the site is dominated by the Modernist North Lawn building, which has expansive views to the east, and overlooks a sloping lawn to a group of hospital-related buildings between Clover Street and Holly Drive. This group includes the Henry Esson Young building, a Modernist five-storey tower and two-storey annex, and the Administration Building and Fernwood Lodge, both Craftsman-influenced former nurses residences. Along the east side of Holly Drive is a streetscape of residential cottages, small one-storey or two-storey stucco structures built to accommodate site staff. A similar streetscape is located along Oak Crescent to the north and west.

Located at the north end of the site, the Boys' Industrial School, with its village feel, was the second major institution on the Lands. Of the original six school buildings, four of the Tudor revival-influenced, two storey cottages remain. The grouping of these buildings shows the original cluster layout of the school, including the distinct curved road layout that connected the buildings and reflects the location of the former access road which connected the school to the Lougheed Highway.

The centre and north sections of the site are the location of utilitarian hospital related buildings such as the Valleyview buildings and the Roadside/Brookside/Leeside buildings. These later structures were essentially fit into available spaces on the site. The final grouping of buildings in the northwest section of the site consists of the three contemporary, lightly ornamented residential wood frame structures: Connolly Lodge, Cottonwood Lodge and Cypress Place, currently used for tertiary care.

Key buildings on the site, both those presently considered heritage and non-heritage buildings, are listed below in Table 1,¹⁷ with smaller support building listed as ancillary buildings. The Building Location Map¹⁸ shows the locations of the key buildings.

¹⁶ *Interim Management Plan for Riverview Institutional Site, 1997-2002.*

¹⁷ *Ibid.*

¹⁸ Shared Services BC.



Centre Lawn [no date] (RHHS)



Table 1 Current Building Inventory

Primary Buildings

Building	Year built	Description
Mini-care units 103, 104, 105	1924, 1930, 1926	Medical officers' residences, known as "Doctor's Row," also used by Forensic Psychiatric Institute
Pennington Hall	1950-51	Un-ornamented wood frame building constructed as a recreational facility, housing a gymnasium and bowling alley among other amenities
West Lawn	1910 - 13	Large-scale reinforced concrete and masonry building, the first to be built at Essondale, originally Male Chronic Building
Bakery	1942, expanded 1946	Wood frame and concrete block structure located behind West Lawn
Centre Lawn	1924	Large-scale reinforced concrete and masonry building, originally Acute Psychopathic Wing
East Lawn	1930	Large-scale reinforced concrete and masonry building, originally Female Chronic Building
Crease Unit and Cafeteria	1929 - 34 1949	Reinforced concrete, terra cotta. Veterans Wing, built to house World War I and II veterans. 1949 wing added to house Crease Clinic of Psychological Medicine
Tuck Shops / Bus Stop	1955	Single-storey wood frame building initially constructed as a post office and lunch counter, then the Tuck Shop
Industrial Services	1962-63	Two-storey concrete utilitarian structure originally used for industrial therapy
Distribution Centre / Pharmacy	1963	Un-ornamented utilitarian structure, metal frame and ribbed steel panel exterior
Fire Hall	1924	Wood framed horizontal structure with cross-gable
Henry Esson Young Building	1955-58	Modernist concrete building, five-storey tower and attached two-storey annex, used as nurse's residence and classrooms
Dogwood Credit Union	1960-61	Modernist un-ornamented utilitarian structure, set into grade
Cottages 106 - 114	1918 - 27	1 1/2 or 2 storey stucco-faced residential cottages
Boiler House	1924-25	Large industrial-character heating plant fronting Lougheed Highway
Supply & Services (Central Supply)	1951	Four-storey reinforced concrete building, originally laundry & stores
Patient Services	1961	Un-ornamented utilitarian structure
Administration	1928 - 30	Gabled wood structure, Arts & Crafts influence, originally Nurse's Home #1
Fernwood Lodge	1937	Horizontal massing, wood framed, gable details, originally Nurse's Home #2
Transport Services	1954	Single storey wood frame building used as a as a vehicle maintenance and storage facility
North Lawn	1955	Reinforced concrete, Modernist building, built as a tuberculosis ward

Roadside, Leaside and Brookside	1948	Rectilinear, two-storey, utilitarian wood-framed stucco-clad buildings, originally nurse's residences
Cottages 116 - 121	1919 - 20	One-storey residential bungalows
Hillside	1964 - 66	Concrete and concrete block un-ornamented utilitarian structure
Unit 5 and 6	1945 - 46	Poured concrete structures built as the Home for the Aged; Unit 5 now houses WSI operations
Boys' Industrial School	1920-22	Tudor revival design, consists of Cottages 1, 2 and 3 (originally classrooms) and Valleyview Lodge (originally School Administration). Brick foundations, interlocking tile bearing walls
Valleyview Pavilion	1955 - 59	Four-storey reinforced concrete structure built as a 300 bed hospital as part of the Home for the Aged
Chapel / Auditorium	1965	Modernist single-storey concrete block structure, rectangular and triangular massing
Connolly Lodge	2001	Lightly ornamented residential wood frame structure, tertiary residential care
Cottonwood Lodge	2006	Lightly ornamented residential wood frame structure, tertiary residential care
Cypress Place	2008	Lightly ornamented residential wood frame structure, tertiary residential care
Unit 8	1952	Poured concrete structure built as the Home for the Aged
Cottage 122	1923	One-storey Craftsman bungalow originally built for staff, later used by site engineer, RCMP, ambulance services

Ancillary Buildings

Ablutions
Cemetery shed
Electrical receiving station
Electrical substation
Exterior washroom
Generator sheds (total of 6)
Grounds maintenance equipment storage
Oil receiving station
PCB storage
Root house
Sewage pump station (total of 2)
Storage shed (total of 3)
Telephone exchange
Tool shed at Finnie's Garden
Transport garages



Education Centre - Henry Esson Young bu



Birds-eye view of Lands looking north sho

Views and vistas

The Riverview Lands generally slope towards, and are oriented to, the southeast. Most of the early and monumental buildings on site faced southeast, providing patients with a view across the Coquitlam River towards the flat landscape of the Fraser River and Fraser Valley. There is a northeast view from North Lawn to the North Shore Mountains, most notably Burke Mountain and the Golden Ears, and a view of Coquitlam Mountain from a large window in the hallway of the Henry Esson Young Building. There are internal views along roadways and pathways, and to and within the tree planting.

Vegetation

Riverview's vegetation component is one of its most prominent physical features. The site contains remnants of the original plant nurseries, the botanical collection nursery, the orchard, ornamental and shrub planting and the tree collection.

The tree collection¹⁹

Riverview's tree collection consists of over 1,800 specimen trees, both ornamental and native. There are single trees, and trees combined in groupings and groves that occur in all areas of the site. Planted progressively through time as the Lands were developed and landscaped for different hospital uses, the tree collection generally consists of maturing open grown full-form trees in a maturing park-like landscape.

While the majority of the trees are species commonly found and used in parks, streets, and the public realm around the Lower Mainland, there are some unique and at-risk trees as well. The common trees include several cultivated varieties (cultivars) of oriental cherry such as "Kwanzan," Japanese maples, and Norway maples. Both common and uncommon cultivars of maple, crabapple, hawthorn, linden, magnolia, birch, European beech, false cypress, Norway spruce, and Serbian spruce comprise the bulk of the tree collection. While the umbrella-shaped Camperdown Elm is a familiar feature of many older parks and public spaces in the Lower Mainland, there are eighteen specimens on the Riverview Lands, and it is this large presence that has helped raise the public profile of this tree at Riverview.

The table in Appendix D highlights trees noted to be at risk, or those that are rare or uncommon to the Lower Mainland.

While John Davidson, the Provincial Botanist at the time, focused on the native plants of British Columbia when developing his botanical collection nursery at Riverview from 1913 to 1916, few trees appear to be present on site related to this time period.²⁰ The result is that the tree collection is not inclusive of the native woody plants (trees and shrubs) found in BC, and due to the extensive land clearing for buildings and agriculture, many of the native trees tagged in the collection may have grown from seedlings that arrived from the adjacent Riverview Forest.

There is also a collection of tree species found in the Deciduous Forests of Ontario and Eastern North America which includes five mature specimens of the Canadian Endangered Butternut (*Juglans cinerea*). Three tree species are considered to be Globally Endangered and threatened with extinction in its native habitat: *Magnolia wilsonii* (Wilson's magnolia), *Ginkgo biloba* (Maidenhair tree), and *Abies pinsapo* (Spanish Fir). Four tree species found in the collection are considered to be Globally Vulnerable to extinction in their native habitat: *Sciatopitys verticillata* (Umbrella pine), *Pterostyrax psilophylla* (Small epaulette tree), *Sequoia sempervirens* (Redwood), and *Sequoiadendron giganteum* (Giant Sequoia). Two trees from China are considered Globally Near Threatened: *Eucommia chinense* (Chinese rubber tree) and *Liriodendron chinense* (Chinese tuliptree).

Fruit orchard

At the south end of the site between Cape Horn Avenue and Fern Terrace is a partially clear, sloped open space bisected by a treed wooded ravine and bounded by regenerating forest on three sides.

¹⁹ Philips Wuori Long Inc., Alpine Tree Services Ltd., Brian Fisher. 1995. *Riverview Tree Inventory*; Data from 2002 & 2005 Tree Survey, 2006. Shared Services BC.

²⁰ Davidson, J. 1914, 1915, 1916. *First, Second and Third Annual Report of the Botanical Office of the Province of British Columbia*. Victoria, King's Printer.



Stone wall repair 1961 (RHHS)



Tree nursery at Colony Farm c.1914 (CVA)



This was the site of the largest orchard at Essondale. Remnant fruit trees can still be found here.

Ornamental planting

There are a number of ornamental planting beds, primarily near or around buildings, that contain shrubs, perennials and annuals that still remain on site, although they are currently not as decorative as those in the past. These include planted areas around the Lawn buildings, small beds associated with the cottages, planting adjacent to the Auditorium, vegetation in front of the Crease Clinic, and other areas on the site. There are no visible remains of the elaborate gardens - complete with fences and quadrants, and lined with painted stones - that were once associated with the Boys' Industrial School, although there are low hedges and shrub planting associated with the cottages.

Open lawn areas

The open manicured lawn areas that create a parklike feel to the Lands reflect the earlier uses of the open grounds by patients for therapeutic, leisure and recreational purposes. The wide variety of ornamental trees, planted singly or in groups, provided aesthetic surroundings, visual interest and shade for patients and staff.²¹ The most prominent of these open areas are the sloped, crescent shaped lawns in front of the three Lawn buildings, and to the south of the Crease Unit.

Vegetation associated with circulation

Many of the roadways on the Lands have ornamental trees planted along their margins. Holly Drive, developed around 1915, had plantings of English holly established along its length. Other tree-lined roadways include Oak Crescent fronting North Lawn and Orchid Drive, the northern entryway into the site. There are also vestiges of early roadway planting on the east side of Loughheed Highway, related to an earlier access road leading to the Coquitlam River wharf and the CPR train station.

Landscapes associated with psychiatric therapies

There are several locations on site where gardening was undertaken by patients in the 1950s as part of their program of therapy.²² One of these areas is located adjacent to the Administration Building, but this practice is best exemplified by Finnie's Garden, above West Lawn. Begun in the 1950s by nurse Art Finnie, the garden has stone walls, steps and terraces, a fish pond, flower beds, trees and lawn areas. The Serenity Garden and other features such as stone walls were constructed by patients as part of their therapy. Evidence of therapeutic gardening is seen throughout the Lands.

Residential streetscapes

Residential streetscapes associated with the cottages that once housed medical officers and other Essondale staff are located along Holly Drive, Oak Terrace, Fern Terrace and Violet Way. These streetscapes have a residential scale, front lawns, walkways and tree planting.

Small-scale landscape features

At the northern end of the site and situated up the slope from the Valleyview buildings, the playing field, a flat lawn area supported by stone walls, was used for recreational activities including sports and picnics. It still retains a linear axis oriented to the entry road and cottages of the original Boys' Industrial School, stone access stairs, surrounding dry-stone wall and tree planting of Linden and Silver Maple. Stone walls are also located behind the residential buildings along Doctor's Row on Violet Way at the south end of the site, and outside the Lawn buildings.

At the north end of the Lands, the change in the natural topography from a sloping hill to more level land provided a location for the cemetery, an open green lawn area surrounded by trees. The cemetery is bisected by a circular entry road, and has in-ground concrete cemetery markers.

21 Denise Cook Design. 2008. *Riverview Cultural Landscape History*, Riverview Site, Coquitlam, BC.

22 *Annual Report of the Mental Hospitals of the Province of British Columbia, 1950-58*; Riverview Hospital Historical Society; BC Mental Health and Addiction Services. 2010. *Riverview Hospital: A Century of Care and Compassion*.



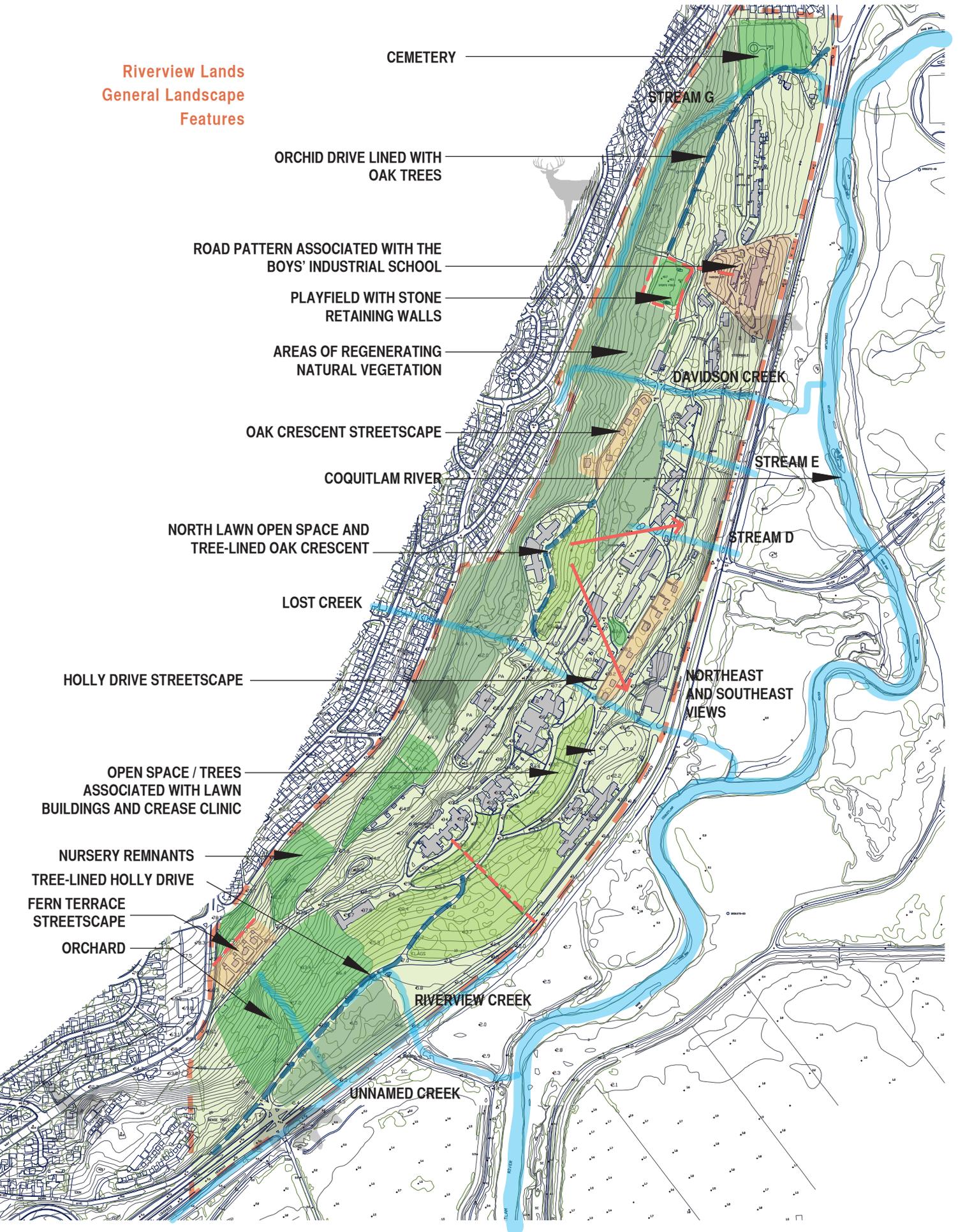
PAN N175)

Table 2 Summary of Primary Landscape Features²³

Landscape category or feature	Description
Areas of regenerating natural vegetation	Young mixed coniferous forest of varying species and stand ages, semi-natural riparian edge forest along streams
Original orchard	Partially open area of original orchard surrounded by encroaching vegetation, remnant fruit trees
Streetscape associated with Fern Terrace cottages (Violet Way)	Residential scale, driveways, walkways, and garages, small back yards
Location of botanical and plant nurseries	Remnant trees and vegetation in generally linear pattern associated with the early botanical and plant nurseries
Streams, ditches and Coquitlam River	Four major streams and three intermittent streams run west to east and drain into the Coquitlam River floodplain
Open spaces associated with the three Lawn buildings	Terraced open lawn areas surrounded by curving roadways with deciduous and coniferous trees planted singly or in groups
Pedestrian walkways	Pathways between and around buildings, connecting buildings to roadways, stairways that navigate the grades, woodland trails in the north and western portions of the site
Tree collection associated with the three Lawn buildings	Specimen trees, both ornamental and native, single trees, and trees combined in groupings and groves
Tree planting associated with the entire site	Specimen trees, both ornamental and native, single trees, and trees combined in groupings and groves that occur in all areas of the site
Roadway circulation patterns	Sweeping north-south curvilinear circulation pattern established, in part, due to the site's sloping topography
Site grading	Terraces and grades related to sloping site topography
Therapeutic garden areas	Remains of areas that were once used as therapeutic gardening areas for patients, such as Finnie's Garden with a fish pond, stone terraces, flower beds, gardening plots, and lawns; open space near Administration Building
Holly Drive and Oak Crescent cottage streetscapes	Residential scale, pedestrian walkways, sloped front lawns and prominent tree planting
North Lawn open space	Large lawn area with tree groupings, sloping southeast from the building to Clover Street
Viewscapes	Prominent views to the southeast and northeast
Wetland	Grassy wetland area in the centre of the site, formerly used as a vegetable garden and for nursery plants
Stone wall systems	Sections of both dry-stacked and mortared stone walls, particularly prominent around the playing field and behind Doctor's Row
Playing fields and former airing courts	Open space with lawn above the Boys' Industrial School buildings, surrounded by a dry-stone wall and bordered with Linden and Silver Maple
Cemetery	Located at the north end of the site, lawn with circular drive and inset cemetery markers
Planting beds	Areas used for ornamental planting throughout the site
Tree-lined roadways	Roadways such as Oak Crescent, Holly Drive, Orchid Drive

²³ Adapted from Denise Cook Design. 2008. *Riverview Cultural Landscape History*, Riverview Site, Coquitlam, BC.

**Riverview Lands
General Landscape
Features**



1.2 PLANNING CONTEXT OF THE RIVERVIEW LANDS

Introduction to the planning context

Currently, Shared Services BC (SSBC), Ministry of Citizens' Services and Open Government, manage the Lands, which contain 53 primary buildings (comprising 1.6 million square feet) built over the past 100 years. The Provincial Health Services Authority (PHSA), part of the Ministry of Health Services, was the primary tenant on the Lands, in recent years occupying 94% of all rentable space. The Mental health facilities were vacated, and the operation of Riverview Hospital (PHSA) ceased in August 2012. The few facilities operated by the Fraser Health Authority and the Provincial Forensic Psychiatric Services were not to be included in this devolution.

Located in Coquitlam approximately 20 miles (32 km) from Vancouver, the Riverview Lands comprise 244 (98 ha) acres and contain a wide variety of biophysical, built and landscape attributes. The site is the residual remnant of an original site of over 1000 acres, purchased by the Provincial Government in 1904 as the site for the new branch of the Provincial Hospital for the Insane, to be named the Hospital for the Mind at Mount Coquitlam. The Hospital was renamed the Essondale Branch of the Provincial Hospital for the Insane in 1913 (named after the Minister of Education and Provincial Secretary Dr. Henry Esson Young). The Lands, including the adjacent Colony Farm, originally comprised four Crown granted district lots: Lots 305, 170, 60 and 23, located in Townships 38 and 39, New Westminster Land District. Current title is held in fee simple. The entire site has been modified from the original mature forest state by land clearing and earth moving, servicing, construction and cultivation.

There has been no documentation found that explicitly states why the site in Coquitlam was selected for the new Provincial Hospital for the Insane, but several factors have been suggested:

- Ease of transportation, via Pitt River Road, the Canadian Pacific Railway and the Coquitlam and Fraser Rivers, in particular for access to the parent institution of Woodlands Hospital, located six miles down the Fraser River in New Westminster
- Adequate water for fire protection (the City of New Westminster water main passed through the property)
- Social pressure to place the hospital away from the major commercial centres, coupled with the late nineteenth century insane asylum reforms, which advocated open space and country living for patients
- Fertile land to support a working farm to provide agricultural products for the hospital

The development of the site is generally reflective of the evolution of mental health service delivery models over the past century, resulting in four distinct mental hospital development phases impacting the Lands. These include the early therapeutic asylum model up to the 1930's; the institution intervention model which was in operation from 1930 to the 1950s; the de-institutionalization model which began in the late 1960s, and accelerated through the 1970s and 80s; and the tertiary care and community use model, which reaches its zenith in 2012 with a largely unoccupied site.

Recent land use and site study developments

In 2001-2002, Connolly Lodge was constructed at the north end of the Riverview Lands as a prototype tertiary care facility with a residential character. The Lodge was the first new construction on the lands in more than 50 years.

In 2002, in response to concerns raised during the development of Connolly Lodge, the British Columbia Buildings Corporation (BCBC) established the Riverview Natural Heritage Stewardship Group, a liaison group which includes representatives from two prominent special interest groups,



Birds-eye view looking east 1952 (RHHS)



the Burke Mountain Naturalists and the Riverview Horticultural Centre Society. This liaison group monitors and advises on site issues and concerns, including having had input into the siting of two additional tertiary care residential facilities, Cottonwood Lodge (2006) and Cypress Place (2008). These new buildings, located on former farm building sites, were considered by the special interest groups to be outside existing 'footprint.'

As mitigation for building on 'green sites' several offsetting site activities were negotiated, including tagging parts of the tree collection, fishery habitat enhancement, and exploring various principles and key values at the Lands.

The Riverview Lands is the most studied property in the Shared Services BC portfolio. The breadth and depth of studies undertaken over the past several decades provides a wealth of material to draw on in the planning realm.

Since 2003 several vision documents, studies and guidelines addressing key features and elements of the Lands were undertaken. The documents were developed through working groups comprised of representatives from special interest groups, technical consultants, outside experts and City staff. The most significant government reports, which are being utilized as foundational resources for this Heritage Conservation Plan, are:

- *Best Management Practices for Trees at the Riverview Lands*, 2003
- *Riverview Lands Heritage Assessment Summary Report*, 2006
- *Tree Collection Vision*, 2006
- *Riverview - Footprint Educational Project*, 2007
- *Natural Areas Vision*, 2007
- *Cultural Landscape History*, 2008

In 2005, the City of Coquitlam, through its Mayor's Riverview Task Force, outlined a vision and proposal for the future of the lands in an adopted report "For the Future of Riverview."¹ The Task Force was comprised of invited representatives of selected local groups and community cultural activities. The report provides a broad overview of community values held for the Lands. The report further outlines a possible redevelopment scenario for the Riverview lands for civic, health, cultural and recreational uses. The primary sentiment of the City is that the Lands should remain in public hands.

Many of the community organizations represented on the Mayor's Task Force are now constituent members of the Riverview Lands Advisory Committee, established to monitor the community vision and comprehensive plan for the future uses of Riverview Lands.

In 2007, the City commissioned a chronology-based heritage Statement of Significance to be used as the basis for adding the Riverview Lands to the Coquitlam Community Heritage Register, and in 2009 requested automatic listing in the BC Register of Historic Places.² The City of Coquitlam has also submitted an application to Parks Canada to have the Lands designated a National Historic Site. The Province of BC, as the owner of the Lands, did not support the application at that time, but committed to the development of a heritage conservation plan for the Lands.

Planning and Zoning Designations

The Riverview Lands parcel is designated "Civic and Major Institutional" in the Southwest Coquitlam Area Plan section of the City of Coquitlam's Official Community Plan.³ The intent of the designation is to accommodate civic and institutional buildings and sites. A key goal for the Southwest Area is

1 City of Coquitlam Riverview Task Force. 2005. *For the Future of Riverview*.

2 Donald Luxton & Associates. 2008. *Riverview Statement of Significance*.

3 City of Coquitlam. 2001. *Citywide Official Community Plan*, Bylaw # 3479, Section 9 Southwest Coquitlam, Schedule A.

to create “Compact Complete Communities.” Policy CC31 states: “Consideration of development proposals in the Riverview Lands should be pursuant to the recommendations contained in Coquitlam’s Community Heritage Register and the Council-adopted *For the Future of Riverview* (2005) as amended from time-to-time.”⁴

Under Zoning Bylaw 3000 (1996 and amended) the designated zoning is P-1 Civic Institutional.⁵ This zoning provides for uses of an educational, governmental or institutional nature that provide services to the public. Commercial activities that are accessory to the principal use are also permitted. The primary designated use is civic, with associated minor institutional uses. By definition, civic means, “a use providing for public functions, including government offices, public schools, colleges, hospitals, community centres, courts, police stations, jails, libraries, museums, parks, playgrounds, cemeteries, highways, works yards and waterways.”⁶

The Province, as senior government, is not obliged to adhere to municipal policies in any development of the Lands. That said, the Province has consistently stated that they would follow municipal processes, and have demonstrated that by going through extensive development permit processes for Connolly, Cottonwood, and Cypress Lodges.

The Lands are located within the claimed traditional territories of several First Nations including the Kwikwetlem, Sto:lo, Kwantlen, Katzie, Tsleil-Waututh, Musqueam and Tsawwassen.⁷ Appropriate engagement and consultation will follow established government protocols. A February 1996 report prepared by the Bastion Group, identified no previously recorded archaeological sites within the Riverview Lands.⁸ The two nearest archaeological sites, DhRg10 and DgRg11, situated within Kwikwetlam Indian Reserve #1 and #2, are both located to the east of the site on the Coquitlam River. The report indicates that a small area within the lower sections of the Riverview Lands may have some potential for undisturbed archaeological remains but it is not clear from the report where this might be. The report also notes that the Riverview Lands do not contain any undisturbed natural habitat that would support resources used in traditional land use due to the effects of major land altering activities during the past century. The Kwikwetlam First Nation has indicated that an updated archaeological study needs to be prepared, and that archaeologists must be present on the site when any major land disturbances are undertaken.

Governance

The mandate to plan for the future use or redevelopment of the Riverview Lands was assigned to BC Housing in a 2007 Memorandum of Understanding with the Ministry of Citizens’ Services. At the time the agreement was signed, significant potential demand existed for health-related facilities on site and market housing was contemplated as a way to offset the capital requirements. Public opposition to the 2007 plan was intense and was led by the City of Coquitlam, which opposed any market housing on the Lands. The Ministry of Health advised that they do not currently have any plans for new health facilities on the Riverview site, and the 2007 proposals have been abandoned.

Issues potentially impacting Heritage Conservation

This Heritage Conservation Plan for the Riverview Lands must be cognizant of current and future economic and social conditions that may affect conservation. In the absence of any future land use planning, an immediate concern (particularly in an era of restricted budgets) is with the primary tenant having vacated the site, leaving 94% of leasable space empty. Budgets for maintenance will

4 City of Coquitlam. 2001. *Citywide Official Community Plan*, Bylaw # 3479, 2001, as amended, Section 9 Southwest Coquitlam, Policy CC31.

5 Ibid.

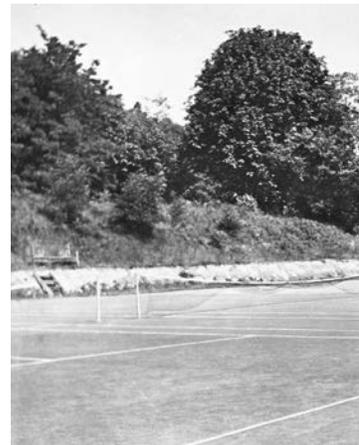
6 City of Coquitlam Zoning Bylaw No. 3000, 1996 and amendments, Section 2

7 Shared Services BC.

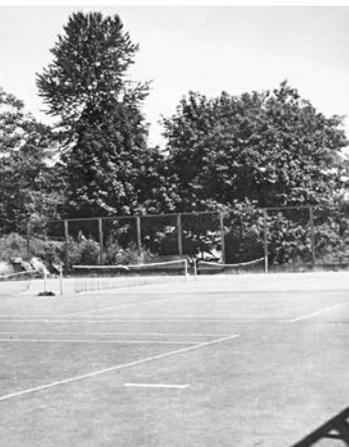
8 Bastion Group. 1996. *Results of a Traditional Use Study, Archaeological Overview and Land Claims Status Assessment of the Riverview and Woodlands Properties*. Victoria, B.C.



View to northeast [no date] (RHHS)



Tennis court 1947 (RHHS)



need to be developed in the absence of a Ministry program.

Decommissioning comes with the attendant issues of maintaining heat in buildings, and issues relating to any reduced security presence at the Lands. Heat maintenance is a particularly critical issue, as SSBC is aware that in older heating systems a shut-off of heating, even temporarily, results in significant additional costs if they are restarted.

The decreased use of the site with its few remaining occupants - Fraser Health Authority, Forensic Psychiatric Services, Ambulance Service and filming - and an associated decrease in management funding may result in reduced site activity, site maintenance and the reduction or elimination of community bus service. Even with an increase in mobile security patrols, this may mean fewer 'eyes on the ground' and may necessitate restricted or limited access and the introduction of special measures to keep buildings secure. Similarly, grounds maintenance may be reduced which could affect the care of the tree collection.

The tree collection is considered an integral part of the heritage value of the Lands. Trees age and decay naturally, and over time individual trees will be lost. The Tree Collection Vision anticipates this, and offers suggestions for maintaining key aspects of the tree collection that have been considered in the preparation of this conservation plan.⁹

The Riverview Lands front onto Lougheed Highway, which itself is constrained by adjacency to the CPR branch line. From time-to-time in the past, extension and widening of the highway, side ditches and culverts have been achieved with only minor encroachments on the Riverview Lands. For the most recent Lougheed Highway upgrades (associated with the 2007-14 Gateway project) no encroachments were required. Should future widening be required, this may potentially impact the Crease Building, the Heating Plant, and adjacent service buildings.

Many of the older buildings on site, if they are to be maintained, will require structural upgrades to bring them in line with current code requirements, notwithstanding possible legislated exemptions and relaxations if they are deemed to be heritage buildings. For some buildings these structural upgrades could be extensive and costly. Most of the older buildings contain asbestos-impregnated materials that require specialized removal treatment. As an indication of the order of magnitude, 1995 reports calculated site wide potential asbestos removal costs in the \$10 million range (in 1995 dollars).¹⁰ Similarly, structural upgrades for West Lawn were calculated at over \$5 million in 2006.¹¹

The Cemetery, at the north end of the site, must be maintained following all government regulations for cemeteries.

Formal recognition status

The Riverview Lands are included in the City of Coquitlam's heritage register, the British Columbia Register of Historic Places and the Canadian Register of Historic Places, indicating that the local community sees this site as having heritage value. While register status is one important step in developing heritage policy, other issues related to the planning context of the lands - both through the Province and the City of Coquitlam - will directly affect any heritage conservation policy developed during this study. This information is important in setting the context for conservation policy.

9 Shared Services BC. 2006. *Riverview Tree Collection Vision*.

10 Shared Services BC. 1995. Internal documents.

11 Robert Lemon Architect Inc. 2006. *Riverview Lands Heritage Assessment*.

A Natural Territory Since Time Immemorial

The landscape associated with the Riverview Lands is a cultural landscape that evolved with traditional use by Indigenous Peoples - primarily the Kwikwetlem, but also other First Nations with which the Kwikwetlem interacted. There is a continuous post-glaciation record of human occupation in the region dating from the early Holocene period, 5,000 to 10,000 years ago.¹ The tendency for the lowlands to flood likely influenced the seasonal use of the lands by the Indigenous Peoples to arrive in the area. The Kwikwetlem are a unique people with specific cultural traditions and political interests.²

1 Armstrong, J.E. 1981a. Post-Vashon Wisconsin Glaciation, Fraser Lowland, British Columbia. Geological Survey of Canada Bulletin 322 and Armstrong, J.E. 1981b. Surficial Geology, Vancouver, New Westminster and Mission. Geological Survey of Canada, Maps 1486A, 1484A and 1485A.
 2 Kwikwetlem First Nation. http://www.kwikwetlem.com/history_culture

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
30,000 years BP	Final Fraser Glaciation occurs.	An 1,800 metre thick ice flow from Coast Mountains/Vancouver Island Ranges covered the Fraser Lowlands to the Pacific Ocean.
10,000 years BP	Retreat of the last glaciers.	The land rebounds from the weight of the ice, and flowing water deposits Vashon Drift glacial-fluvial material as well as lacustrine deposits.
Post-glaciation hydrology and soils	The Fraser and Coquitlam rivers flow through and around the area of the Riverview Lands. The Lands are located within the Lower Coquitlam River watershed and are drained into its floodplain by four major creeks (Unnamed (Orchard), Riverview, Lost and Davidson) and three intermittent streams (D, E and G). Several springs are located on the Lands (historical locations unknown)	Salish Sediments of sand, clayey silt, river gravel, sand silt, and clay are deposited on the floodplain on the low Riverview slopes and Colony Farm. Formation of imperfectly drained Alderwood Sandy Loam soil on top of Vashon Drift on Riverview's uplands, and peat wetlands over impervious clay form on the lowlands.
Post-glaciation vegetation	Regional climate and geography produce a rainforest ecosystem in the Coastal Western Hemlock Biogeoclimatic Zone dominated by western hemlock (<i>Tsuga heterophylla</i>), Douglas-fir (<i>Pseudotsuga menziesii</i>), and western red cedar (<i>Thuja plicata</i>).	Vegetation cover is modified by deer browsing, hemlock dwarf mistletoe infestation, other insect defoliators, and major windstorms.
	Windstorms and fires create open patches on the Lands.	Species such as red alder (<i>Alnus rubra</i>), fireweed (<i>Epilobium angustifolium</i>) and big-leaf maple (<i>Acer macrophyllum</i>) thrive for several decades before being replaced by coniferous tree species.
	A major fire event alters the successional path on the Lands.	Douglas fir becomes dominant for up to 500 years.



View east from Lands [no date] (RHHS)



YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
Post-glaciation-wildlife	<p>The diversity of habitat and food sources on the Lands in turn has attracted a diversity of wildlife species to seek nesting sites, shelter habitat, and food sources from both native and non-native plants.</p> <p>Wildlife species on the Riverview Lands include amphibians and reptiles, mammals, and over 80 species of birds.</p>	<p>Known wildlife species on the Riverview Lands include amphibians and reptiles, mammals and birds.</p>
5,000-10,000 years BP	<p>First Nations re-inhabit the lands as glacial ice melts and the climate improves at the end of the last ice age.</p> <p>There is a continuous record of occupation of the lower mainland region (S'ólh Téméxw) by Aboriginal people. Humans continuously inhabit the Coquitlam River watershed, including Kwikwetlem First Nation ancestors, as early as 9,000 years ago. Kwikwetlem means "Red Fish Up The River".</p> <p>Summer camps are located near the mouth of the Coquitlam River where access to fish on both the Coquitlam and Fraser rivers was closer.</p>	<p>During high water events, First Nations seek dry land refuge on the slopes overlooking the lower Coquitlam River, including the slopes of the Riverview Lands.</p>
5,000 years BP-c.1800	<p>Nuts, berries, and other foodstuffs are gathered on the Lands, ungulates are hunted and cedar trees are utilized for clothing, shelter, basketry, canoes, rope, and tools.</p>	<p>Traditional uses slowly alter the natural landscape until it became the traditional cultural landscape encountered by the first European newcomers.</p>
	<p>Kwikwetlem oral history indicates that a gravesite(s) was located on the Riverview Lands.</p>	<p>Ongoing evolution of a traditional cultural landscape.</p>
		<p>Presence of important associative landscapes significant for their intangible connection to past First Nations cultural practices.</p>
		<p>Potential existence of original First Nations place names.</p>

SLOPES:

- ALDERWOOD SANDY LOAM
- DOMINANT TREE: DOUGLAS FIR WITH SIGNIFICANT STANDS OF WESTERN RED CEDAR

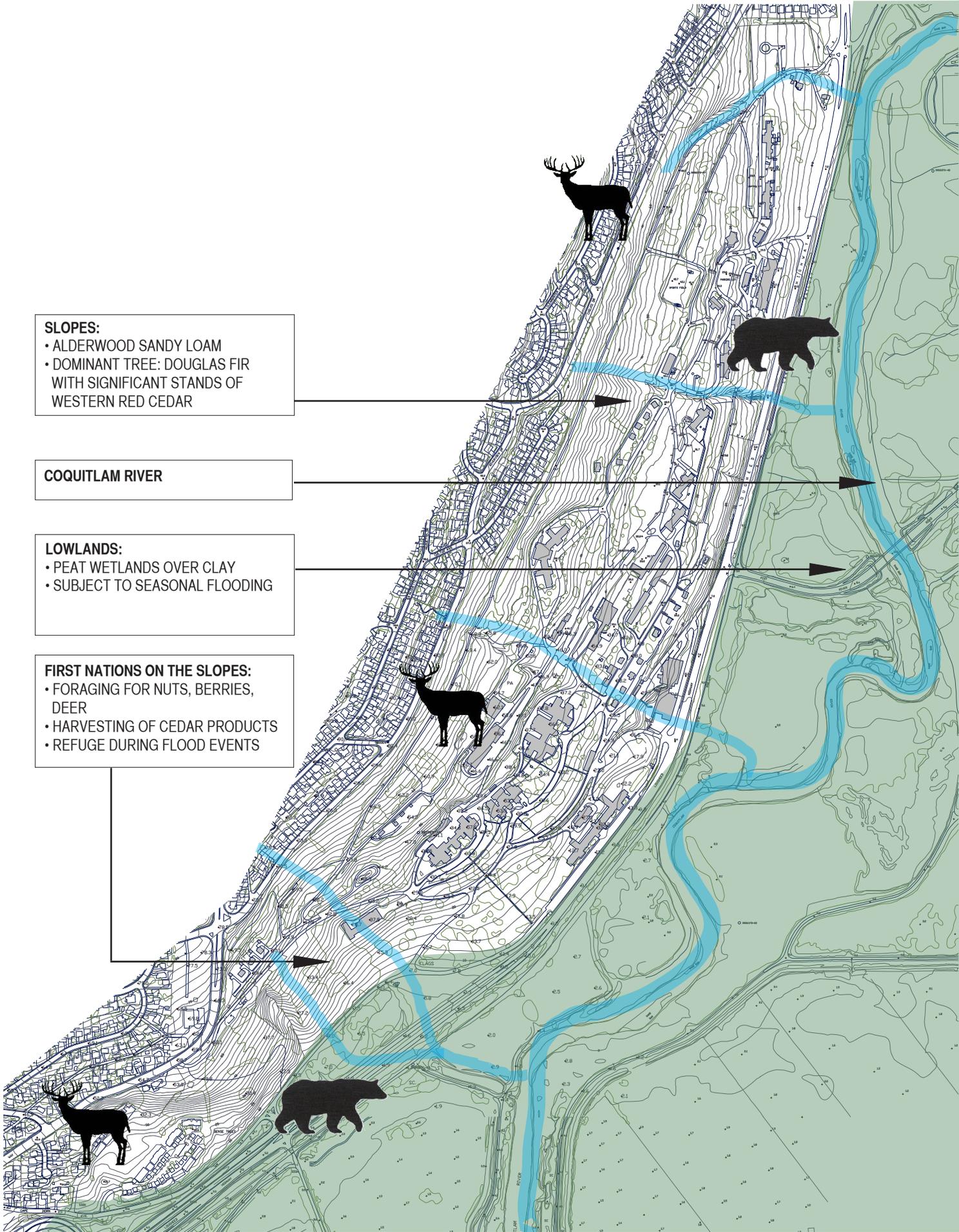
COQUITLAM RIVER

LOWLANDS:

- PEAT WETLANDS OVER CLAY
- SUBJECT TO SEASONAL FLOODING

FIRST NATIONS ON THE SLOPES:

- FORAGING FOR NUTS, BERRIES, DEER
- HARVESTING OF CEDAR PRODUCTS
- REFUGE DURING FLOOD EVENTS



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Colonial and Post Colonial to 1904

This period of development on and around the Lands focuses on the early uses of the land, its subdivision, and the purchase of the land by the provincial government. In 1861 contracts were awarded for construction of the Pitt River Road which was completed and opened in 1862. Connecting the Royal Engineers camp at New Westminster and the North Road further west with the Pitt River, this road would cut through the centre of the Lands.¹ The Canadian Pacific Railway spur line was completed in 1886, running from the western edge of the Coquitlam River along the Fraser River to New Westminster. By 1901, the Dewdney Trunk Road, which ran through the heart of Port Coquitlam and north of Riverview had been completed but not paved.²

By 1876, the four district lots that would later make up the Riverview Lands' original 1000 acres had been Crown-granted to individual owners.³ The purchase and consolidation of these four lots by an investor in 1901 set the stage for the beginnings of the hospital, further augmented by the Insane Asylums Act, which had been enacted in 1873. By 1904, the Provincial Asylum at New Westminster was filled beyond its capacity, and the Riverview Lands were acquired by the Provincial Government as the site of a new institution.⁴

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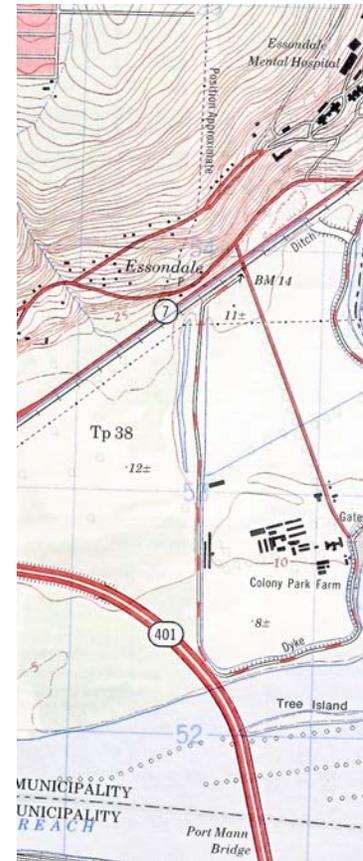
2 Davis, Chuck. 2000. *Port Coquitlam: Where Rails Meet Rivers*. Madeira Park: Harbour Publishing.

3 BC Ministry of Agriculture and Lands, Crown Land Registry. srmwww.gov.bc.ca/.

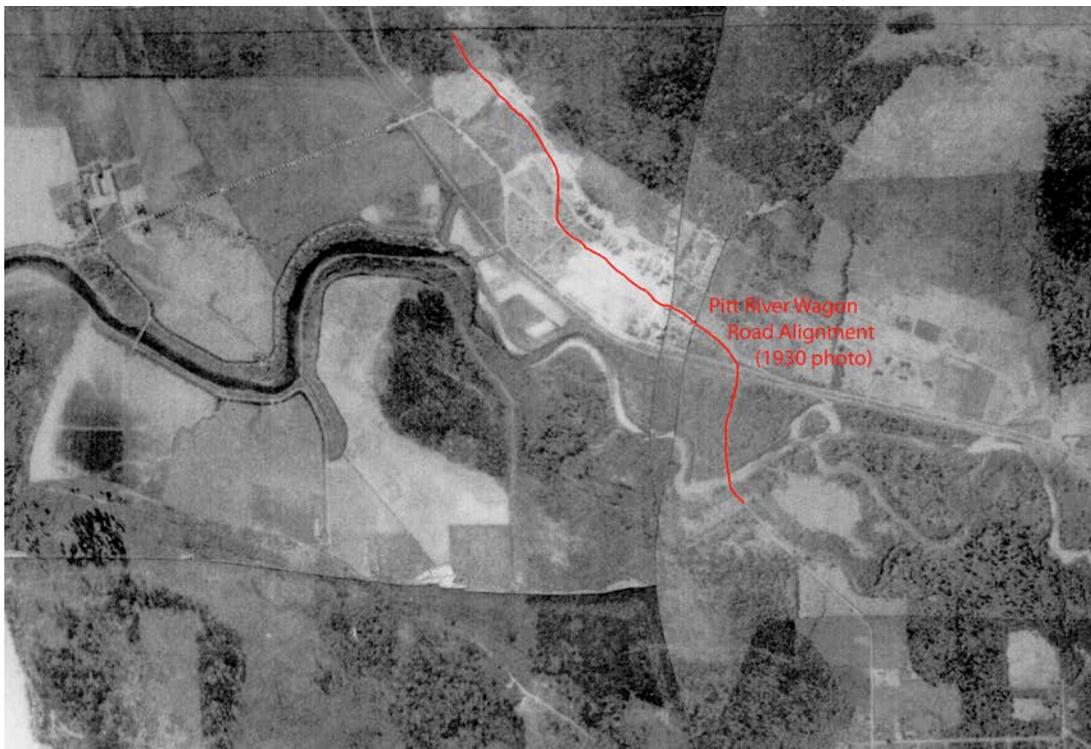
4 BC Mental Health and Addiction Services, <http://www.bcmhas.ca/AboutUs/History.htm>



Clearing the hospital site 1909 (Annual Report of the Province of British Columbia 1910)



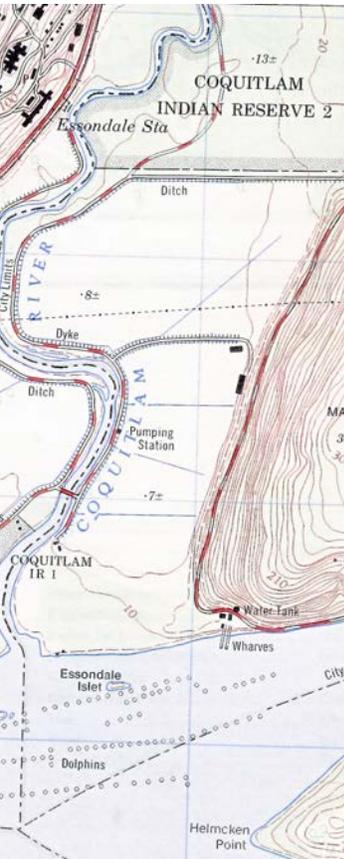
Regional map from 1968 showing road alignments (from the Province of British Columbia Surveys and Mapping Branch)



Aerial photograph from 1930 (Geographic Information Centre, UBC)



Report of the Mental Hospitals of the



and rail connections (Port Mann 92 G/2f

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1808	Simon Fraser travels down the Fraser River to the coast of British Columbia.	
1827	The Hudson's Bay Company establishes Fort Langley.	The Fort attracts new settlers which provide the impetus for agricultural and settlement activity in the Fraser Valley.
1858	The Colony of British Columbia is created on the mainland.	
	The Fraser River gold rush begins. The Royal Engineers under Colonel Richard Clement Moody arrive in the colony of British Columbia.	The ensuing population increase and period of economic prosperity meant a proportional increase in cases of mental and emotional breakdown requiring asylum. The Royal Engineers are instrumental in the exploration and survey of the Lower Mainland.
1860s	Advocates in the medical profession were suggesting the calming effects of park-like asylum grounds on the mentally ill.	This thinking had a direct effect on the planning and design for the Provincial Mental Hospital at Essondale.
1862	Pitt River Road is constructed through the Riverview Lands	Pitt River Road not only opens up and provides access to the Lands, but its later realignment will directly impact the size and nature of the hospital's cultivated landscape.
1866	The colonies of Vancouver Island and British Columbia are joined to become the province of British Columbia.	The beginning of the new legislature responsibility for mental health care in the province.
1871	British Columbia joins in confederation with Canada.	
1873	The Insane Asylums Act is passed.	
	Under the terms of confederation for the development of the trans-Canada railway, lands in the New Westminster District are surveyed into Townships.	The Riverview Lands become part of Township 39. John Ross Foord is granted District Lot 60 (180 acres). Lot 170 (180 acres) is granted to George Francis Clarke in 1874, and District Lot 305 (520 acres) to Richard Clement Moody in 1876.
c.1878	The federal government restricts traditional aboriginal fishing activity and nomadic movement between summer and winter villages by permanently settling the Kwikwetlem peoples onto two summer-use sites that become IR#1 and IR#2.	New unrestricted land use opportunities for agriculture and settlement are created in the area, which included the development of Fraser Mills (just downstream) as the largest sawmill on the coast.
1881	The first official survey of the Kwikwetlem Indian Reserve is completed.	
1885	The CPR mainline is branched past the Riverview Lands to New Westminster.	The railway is located adjacent to the Riverview Lands along the Coquitlam River providing the opportunity for a station to service the hospital.
	The District of Coquitlam is officially incorporated as a municipality.	The opening of the railway spur allowed new settlement and agriculture to steadily develop on the lands in and around Coquitlam.
1897	The provincial legislature passes the Hospitals for the Insane Act, stipulating that mentally ill persons could be committed to hospital under an Urgency Order, which requires two medical certificates.	

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1901	Edward Pohlman, an investor, buys the Colony Farm land known as Cranberry Bog for speculative development on the assumption that Coquitlam would become a major port for the Vancouver area.	
1902	Patient care in asylums is focused on proper diet, regularity in living habits, rest and employment.	

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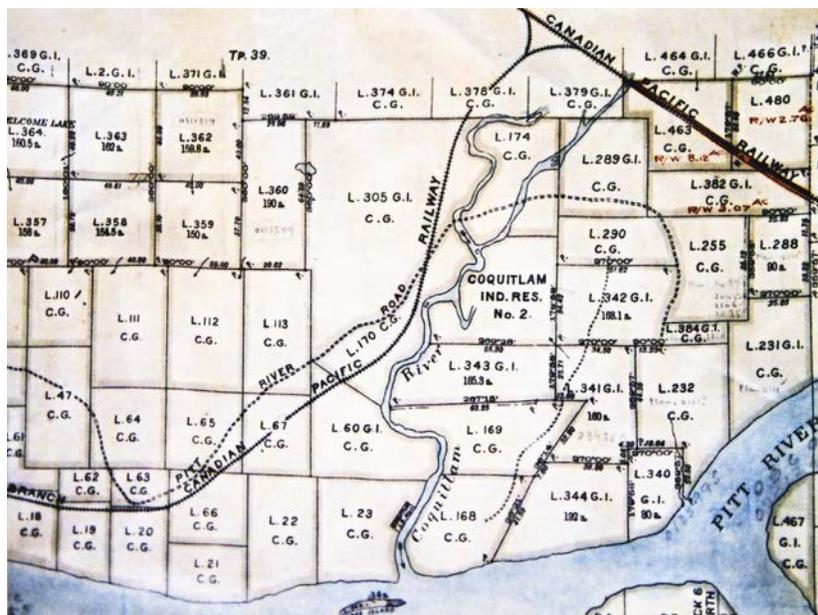
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Map showing district lots and original alignment of Pitt River Road 1905 (Hayes 2005)

LAND PURCHASE

- PURCHASE OF DISTRICT LOTS BY THE PROVINCE FOR A FUTURE ASYLUM

THE CPR

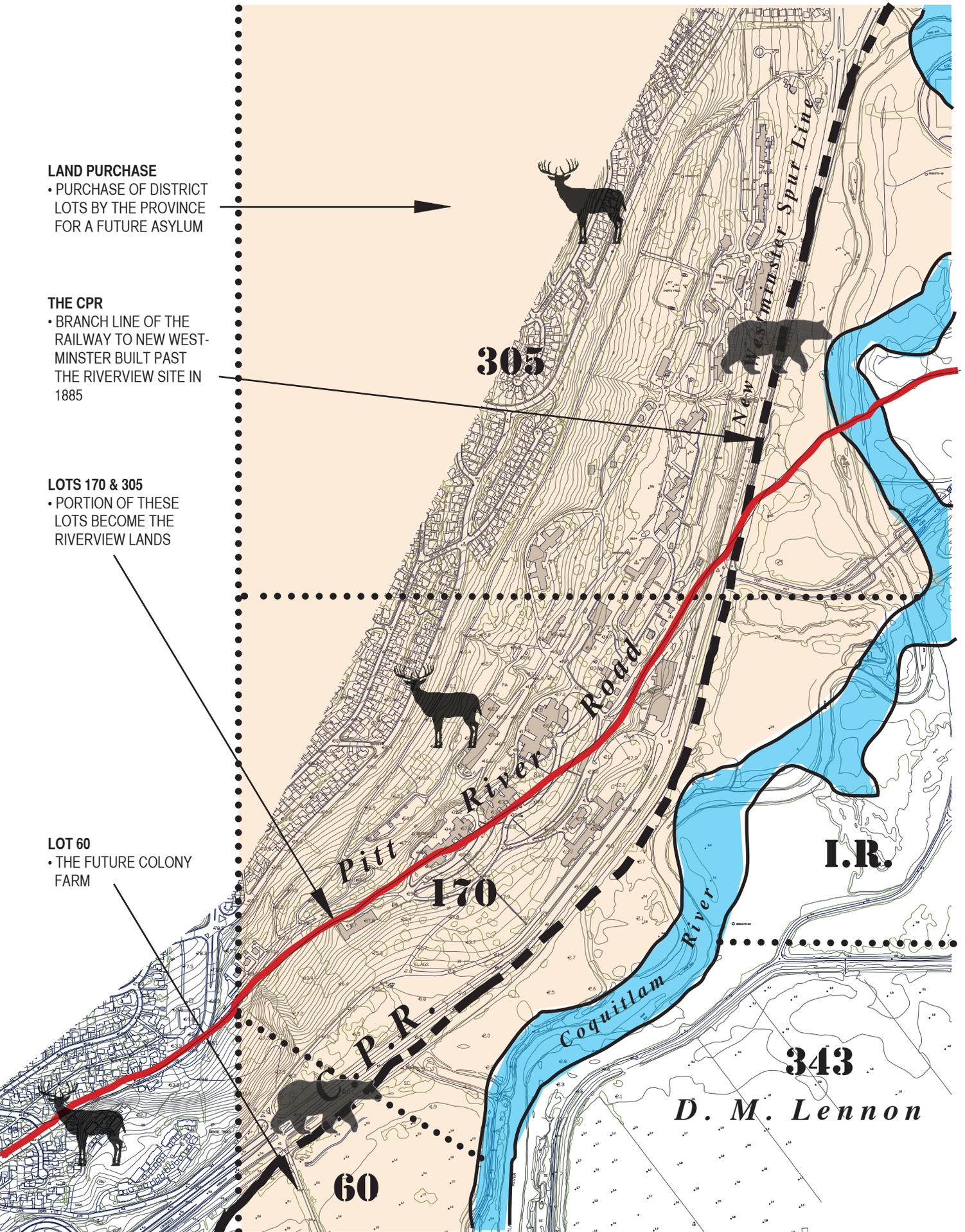
- BRANCH LINE OF THE RAILWAY TO NEW WESTMINSTER BUILT PAST THE RIVERVIEW SITE IN 1885

LOTS 170 & 305

- PORTION OF THESE LOTS BECOME THE RIVERVIEW LANDS

LOT 60

- THE FUTURE COLONY FARM



Essondale Beginnings 1904 - 1930

The rise of the insane asylum occurred between 1880 and 1950 in economically developed countries. Asylums were created in the hope that by removing those suffering from mental illness from the community, they could be restored to health in a therapeutic environment. The aim was to promote recovery with the hope that individuals could return to their communities.¹

The primary building program - from 1912 to 1930 - evolved during a period when the treatment model was primarily non-interventionist and moral therapy-based. This was a time of little physical intervention when work, recreation and restraint were the primary modes of treatment.

Essondale was created for the southern part of the Lands, generally following a grand design determined through architectural competition.² The original plan for the facility set the buildings amongst a grand semi-formal landscape, which included the development of a botanical nursery, large lawns and open vistas, flower beds and treed grounds.

During this period, the Boys' Industrial School was completed at the north end of the property, emphasizing work as a cure for delinquency. There were six main buildings - three large cottage dorms, an administration building, kitchen block, and auditorium building containing classrooms, gymnasium, auditorium and swimming pool - as well as many smaller farm buildings and workshops.³

John Davidson arrived, tasked to make a survey of BC flora, and to establish a botanical nursery and herbarium of native plants. In 1912 two acres of land at Colony Farm were set aside for this purpose.⁴ The Essondale location of the botanical nursery had always been a temporary arrangement and Davidson moved the collection in 1916 when a permanent site was established at the University of British Columbia. Subsequent gardeners would be instrumental in implementing the beginnings of a grand landscape theme.

Key sources used to develop this section of the chronology, Colonial and Post Colonial to 1904:

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2 Annual Report of the Mental Hospitals of the Province of British Columbia. 1908.

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4 Davidson, J. 1914. *First Annual Report of the Botanical Office of the Province of British Columbia*. Victoria, King's Printer.



Botanical nursery c.1915 (CVA 660-699)



Site clearing and West Lawn c.1913 (CVA 660-699)



A 660-295)

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YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1904	A 1,000 acre parcel of land in Coquitlam is purchased by the Province for a new mental hospital to be known as the "Hospital for the Mind". The government pays \$5.00 per acre for the land, known as Mount Coquitlam.	The parcel is comprised of four individual district lots: Lots 305, 170, 60 and 23, located in Townships 38 and 39. The land is described as "virgin forest with considerable low swamp land."
	The Essondale railway station on the CPR rail line opens.	The site is now accessible by rail. The stop is located near the road connecting the wharf to the Hospital. A boulevard of trees is planted along the railway, eventually linking up with a grand walkway to the front steps of West Lawn.
	25 patients are established on the Colony Farm site, initially camping under canvas.	Colony Farm is to be used for the production of vegetables for the hospital, fodder for the horses and hogs, dairy products, and fuel supply for bakery and boilers.
1905	Dr. Charles E. Doherty becomes Medical Superintendent. Dr. Doherty seeks expert opinion regarding the best kind of structure for a new mental hospital. He proves to be a visionary in the field of mental health care. His tenure is seen as an important and progressive turning point in the development of asylum services in British Columbia, both by his contemporaries and by historians.	Dr. Doherty provides the latest thinking psychiatric treatment. He is an advocate of humane treatment, diet, open air exercise, and recreation. His provisions for hospital construction include isolation and fresh air treatment for acute insanity or mania, the handling of 90% of chronic cases in congregate dormitories, provision of buildings for manual arts and crafts and amusement, and maximum fresh air and sunlight. Hydrotherapy is recommended for acute cases.
1906	15 to 25 patients under the direction of attendant Mr. Pumphrey have cleared about 17 acres of land at Colony Farm.	Continued land clearing on the lowlands near the Coquitlam River to enable the creation of the working farm. Working on the farm is intended to be a healthy and pleasant occupation for hospital patients.
	A road is constructed from the proposed hospital building site to a landing on the Coquitlam River waterfront. Several acres of bench land are cleared at the proposed hospital building site.	The road facilitates the removal of cordwood during land clearing and arrival of building materials from scows in the Coquitlam River. Continued clearing of site's natural forest.

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1907	Dr. Henry Esson Young is appointed provincial Minister of Education which includes the health portfolio.	Esson Young is an advocate of preventative medicine and is instrumental in establishing the new provincial mental hospital on the Riverview site.
1908	An architectural competition is called by the provincial government for a new asylum for 1,800 patients, to be known as the "Hospital for the Mind at Mount Coquitlam."	Architects from across the province submit designs to the Department of Lands and Works, after studying modern hospitals in Europe and the United States.
1909	Clearing continues on the site. Some 65 patients are now housed at Colony Farm.	Continued clearing of site's natural vegetation. Approximately 80 acres are now cleared. Patients are housed in a temporary two-storey building, 30' x 60'. The building will also be used for patients clearing land and preparing the site for the new hospital.
	A new two-mile diversion of the Dewdney Trunk Road is under construction. The Pitt River Wagon Road is realigned as a result.	Clearing for the road right-of-way is done by patients. The new road straightens and shortens the Pitt River Wagon Road, reclaiming for the hospital several acres of beautifully sloping land later used for lawn.
1910	500 acres of the site are now cleared, and the low-lying lands at Colony Farm are dyked.	Continued clearing of site's natural forest and accompanying environmental changes to the lowlands and the Coquitlam River due to dyking. Drainage ditches, ponds, a dam and split cedar under-drains were all constructed to control the flow of water on the hospital site.
	The provincial government announces a competition for British Columbia architects to design the new mental hospital complex which is to house 1,800 patients.	The commission is awarded to BC architect Henry Sandham Griffith. A state-of-the art, corridor-pavilion style of building is proposed, to be constructed of reinforced concrete and faced with red brick.
	Construction of the Male Chronic Wing (West Lawn), the first permanent building at Riverview, begins, with bricks manufactured on site.	Clearing and road construction occur, with the access roadway (now Holly Drive) partially aligned along the original Pitt River Road. Construction of a brickyard and kiln specifically for the manufacture of bricks. Excavation / importation of clay for brick-making.
	Gordon Kirkpatrick (G.K.) MacLean is hired as the engineer and landscape architect for the Essondale grounds, as well as for the UBC campus at Point Grey.	MacLean advocates a formal approach to the landscape design at Essondale.
	G.K. McLean establishes a tree and shrub nursery at Colony Farm.	In addition to farming activity, the flat, fertile land at Colony Farm is used to grow trees and shrubs. This nursery function will expand to other areas of the Essondale site, providing a supply of plant material for government institutions around the province.
1911	John Davidson is hired by the office of the Provincial Botanist, working under G.K. MacLean. Davidson begins plans for a botanical nursery at Essondale to house a BC native plant collection.	



View from West Lawn 1947 (BCAR i_280)



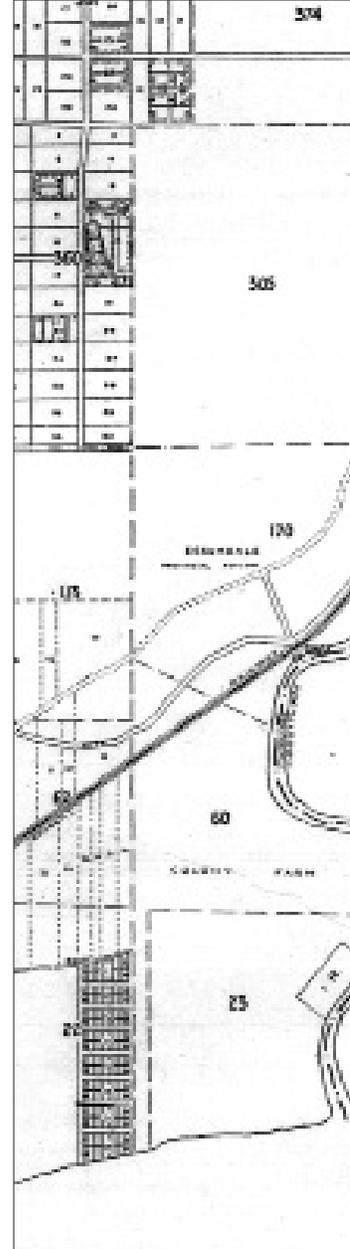
Boys' Industrial School landscape 1929 (E)



BCAR a-09455)

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
	The cornerstone for the Male Chronic building is laid by Lt.-Gov. Thomas Paterson.	The laying of the cornerstone is a provincially important event.
1912	Colony Farm gains a reputation as one of the foremost farms in Western Canada, employing the latest in farming techniques to produce over 700 tons of crops and 20,000 gallons of milk in a year.	Continued operation of the agricultural function at Colony Farm.
	At the request of the Botanical Office, the provincial government allocates land at Colony Farm "to be used as a botanical nursery for the propagation of specimens of the native flora until the University of British Columbia could be built at Point Grey".	A 2-acre parcel of land (expanded to 4 in 1915) is allocated at Colony Farm for the collection and propagation of specimens of native BC flora.
1913	The Male Chronic Wing (West Lawn) opens on April 1.	The large building is designed with multiple wings and open sun porches to accommodate the patients' need for ventilation and natural light. The hospital is re-named Essondale after Henry Esson Young. Initial landscape plantings use standard West Coast plant material acquired from a bankrupt nursery in Surrey.
	Davidson begins collecting plants for the botanical nursery by collaborating with plant enthusiasts around the province and plans a native plant arboretum. Davidson takes authority for the botanical collection while G.K. MacLean has a reduced presence on site. He takes on work designing a park in New Westminster, and the landscape for Government House in Victoria.	Establishment of the botanical nursery at Colony Farm. Work included clearing, cut and fill activities to level the land, preparation of planting beds, and the addition of soil amendments. Drainage works include the installation of cedar box drains milled on site. Areas of the nursery are constructed to re-create native habitats for plants being shipped from alpine and interior environments. Patients work on a voluntary basis in the botanical nursery, clearing the land, planting trees and grounds maintenance around West Lawn.
1914	There are over 700 species of native plants in the botanical nursery with a staff of three: botanical gardener Mr. L. van der Bom, assistant botanist J.A. Wattie, and herbarium assistant Mary Gruchy. The nursery was located at Colony Farm and at various places on the Essondale site, including the slope above the Lawn buildings. G.K. MacLean returns to England. Outbreak of World War I.	The nursery tests viability and propagation methods for hundreds of specimens of native plants transplanted from regions around the province such as the Kootenay, Columbia, Fraser, and Peace River Valleys, northern regions, the Coast and the Islands.
	Cottage #109 is constructed.	
1915	Continued progress is made by Davidson on the creation of a native tree and shrub arboretum. His reports indicate the intent of transplanting the plant material in the nursery to the grounds of UBC where the arboretum will be created.	Some of the more ornamental specimens are propagated for use as landscape plants.

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1916	The Provincial Botanical Office is closed as an economic measure caused by World War I. Davidson joins the UBC faculty as an instructor in botany.	The native plant collection of botanical nursery material, around 25,000 plants, is transferred from Essondale to the UBC Point Grey campus where it will form the basis of a permanent botanical garden.
	The tree and shrub nursery facility remains at Essondale and is then managed to grow primarily non-native plant materials for provincial institutions and landscaping projects around the province.	Some planted trees from this period form the framework for a collection of trees that later became known as the Riverview Arboretum. Plantings on the Lands continued to be added to and were not completely static until the mid 20th century.
1917	Jack Renton takes over as outdoor overseer in charge of landscaping the grounds at Essondale. Renton trained at the Royal Botanical Gardens, Kew. Renton designs the landscaping for each of the hospital buildings.	Renton brings a particular design sensibility to the grounds based on his training at Kew, designing the grounds around each new building to resemble those of a country estate. He establishes an additive landscape adapted to the site's natural features and its use as a psychiatric hospital, implementing the thinking of hospitals for the insane in the late 19th and early 20th centuries, which generally included pleasure grounds and agricultural pursuits as part of therapy. The grounds begin to take on an estate or campus aesthetic. The plant nursery begins to import and propagate a broader range of plant material, with origins all over the world. The tree and shrub nursery ships plants to 30 schools and government institutions around the province.
1918	Cottage #106, Farm Superintendent's Residence, is constructed.	
1919	The hospital treats a number of returning soldiers for various forms of psychosis.	The first indication of the potential need for a specialized program for war veterans.
	Cottages #116, 117, 118, 119, 120 and 121 employees' residences are constructed.	
1920-22	The Provincial Industrial School for Boys is instituted at the north end of the Essondale site, overseen by the Provincial Secretary. Four buildings are initially constructed, designed by architect Henry Whittaker, the province's chief architect through the Provincial Department of Public Works.	Three cottages, the administration building and the kitchen and dining room block are constructed. Considerable land clearing is undertaken in the north west part of the site to accommodate the School's farm functions. Included are farm buildings consist of a dairy barn, silo, feed rooms, bull pens, horse barn, piggery and poultry houses.
	Cottage #107 is constructed.	
1922	The Boys' Industrial School opens.	The opening of the School changes both the physical and social nature of the Essondale site.
	Cottages #110, 111, 112 and 113 are constructed.	
1923	The Acute Psychopathic Wing (Centre Lawn) opens.	The building is similar to the Male Chronic building in form and layout, with open sun porches set into the structure.



Regional circulation at the Riverview Lands



Colony Farm with cleared Essondale site (BCAR b-00280).



lands 1920 (UBC Map Library).



in the background c.1920

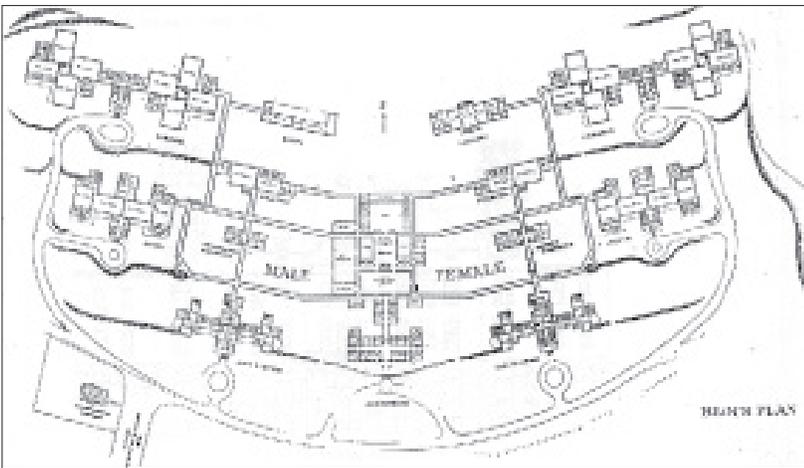
YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
	Cottage #122 is constructed.	
1924	The Boiler House is constructed. The Fire Hall is constructed. Cottage #103, Medical Officer's Residence, is constructed.	
	The Boys' Industrial School continues to develop the land in the north end, creating recreational fields and adding additional landscaping.	Considerable grading is carried out around the playing fields and several hundred trees and shrubs are planted. Drainage, fencing, wall-building and land clearing is undertaken.
1926	Cottage #105, Medical Officer's Residence, is constructed.	
1927	Expansion of the Boys' Industrial School includes the construction of the Auditorium Building, with classrooms, gymnasium and swimming pool, and trades workshops.	Extensive ornamental gardens are completed around the buildings associated with the Boys' Industrial School.
	The Carpenter's Shop and Cottage #108 are constructed.	
1930	The Nurse's Residence No. 1 is opened.	The Essondale Nursing School is an extension of the University of BC nurse's training program.



Cottage #112 [no date] (RHHS)



Male Chronic Wing - West Lawn 1929 (BCAR f_04739)



Original plan for Essondale Hospital (*Annual Report of the Mental Hospitals of the Province of British Columbia, 1908*)

CLEARING OF THE FOREST

- FORESTED HILLSIDE CLEARED IN A SUCCESSION OF OPERATIONS OVER SEVERAL YEARS, SEEN IN AERIAL PHOTO, BEGINNING IN 1906

PROVINCIAL INDUSTRIAL SCHOOL FOR BOYS - 1922-1930

- 4 BUILDINGS CONSTRUCTED BETWEEN 1920 AND 1930 (RESIDENTIAL SCHOOL)
- FORMAL ROAD PATTERN OFF HIGHWAY

EMPLOYEE COTTAGES - 1916-1921

- ACCOMMODATION FOR EMPLOYEES OF THE SITE AND COLONY FARM

EMPLOYEE COTTAGES 1913-1927

- ACCOMMODATION FOR EMPLOYEES OF THE SITE AND COLONY FARM

FIRST PERMANENT BUILDING 1912

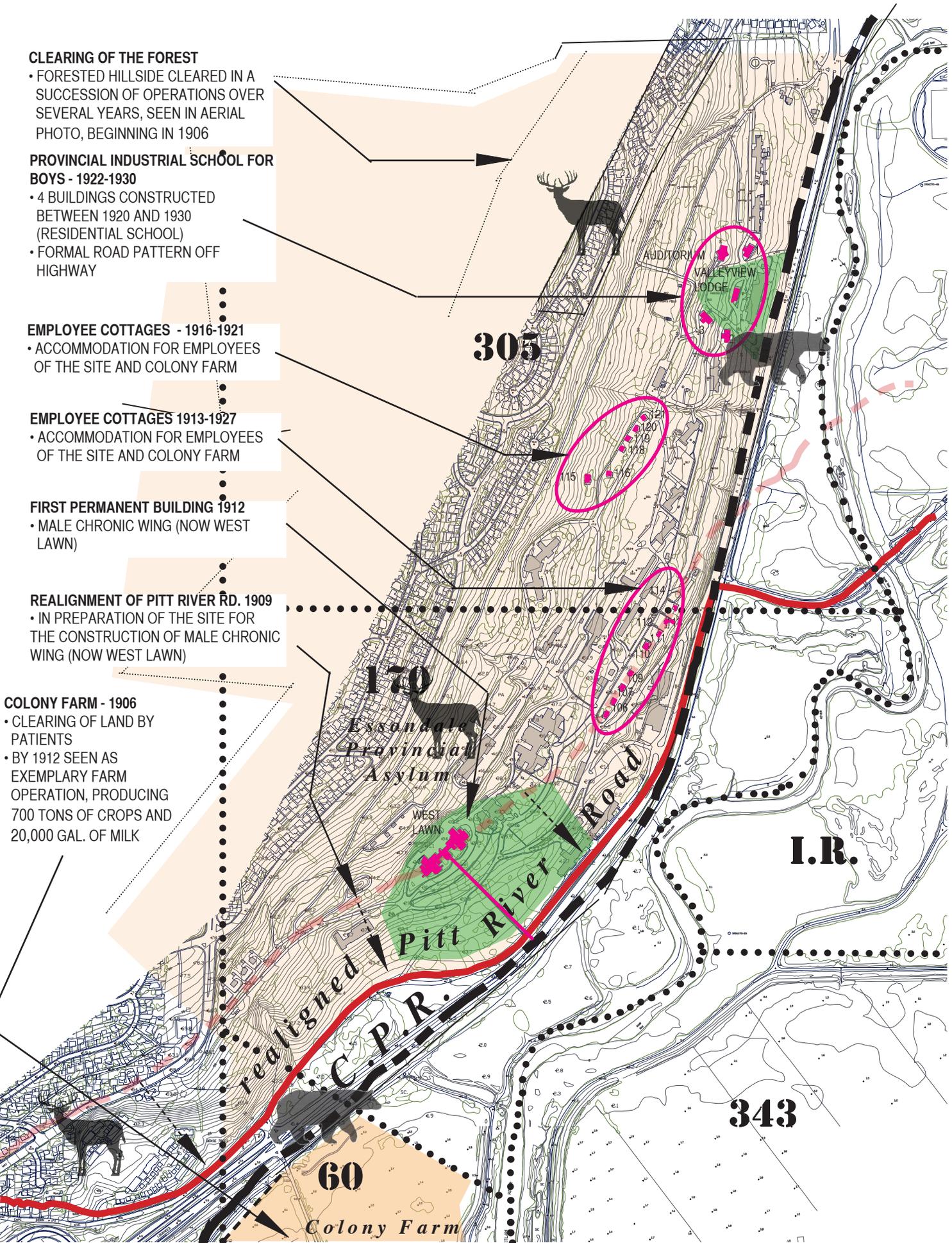
- MALE CHRONIC WING (NOW WEST LAWN)

REALIGNMENT OF PITT RIVER RD. 1909

- IN PREPARATION OF THE SITE FOR THE CONSTRUCTION OF MALE CHRONIC WING (NOW WEST LAWN)

COLONY FARM - 1906

- CLEARING OF LAND BY PATIENTS
- BY 1912 SEEN AS EXEMPLARY FARM OPERATION, PRODUCING 700 TONS OF CROPS AND 20,000 GAL. OF MILK



Institutionalized Intervention 1930 - 1950

Throughout the first half of the twentieth century—until the era of community mental health and de-institutionalization began to take hold in the 1960s and 1970s—British Columbia’s mental health infrastructure, labour force and state bureaucracy steadily expanded as patient numbers grew, until by mid-century more than 5,000 patients inhabited the combined wards of the province’s three main psychiatric institutions: Essondale, Woodlands (New Westminster) and Tranquille (Kamloops).¹

Beginning in the 1930s, the treatment model shifted to intervention, becoming increasingly scientific. This era saw a number of experiments on the body of the insane, including intramuscular injections, malarial treatments, spinal drainage, Metrazol, insulin, electric shock treatments and lobotomy.²

In response there was a need for change in the type of buildings and infrastructure required to support this care, along with residences for doctors, laboratories, offices, and other ancillary buildings. By the 1950’s Essondale had grown into a self-sufficient community with 4,300 patients, plus employees.

The building program from the 1930s through to the 1950s continued the grand landscaped design of the southern area, which included the planting of many more specimen trees. The grand landscape theme of the therapeutic era was a fitting campus-like setting that easily accommodated and gave identity to the institution.

Key sources used to develop this section of the chronology, *Institutionalized Intervention 1930-1950*:

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Riverview aerial 1946 (RHHS)



Centre Lawn 1947 (BCAR i_28028)

1 Standing Senate Committee On Social Affairs, Science And Technology. 2004. *Mental Health, Mental Illness and Addiction: Overview of Policies and Programs in Canada.*

2 BC Mental Health and Addiction Services. 2005. *East Lawn Commemorative Booklet.*



YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1930	The 675 bed Female Chronic Unit (East Lawn) opens.	Most of the female residents at the Provincial Hospital for the Insane at New Westminster are transferred to Essondale. Female nursing staff is required to care for the patients, with a requirement for additional nurse's accommodation.
	Cottage #104, Medical Officer's Residence, is constructed.	
	BC's first training school for psychiatric nurses is established and housed in the Female Chronic Unit.	Adaptation of the fifth floor of the Female Chronic building to accommodate the nursing school. Social aspects of life at Essondale change with the influx of female nursing students.
	The hospital's first occupational therapist is hired. Occupation for the mentally ill is divided into four categories: stimulating for depression, sedative for mania, active for schizophrenia, passive for deterioration.	Facilities and space required / utilized to accommodate recreation (indoor and outdoor), library and industrial occupational activities.
1932	93 Doukhobor boys whose parents are interned at Piers Island Penitentiary are placed at Essondale, 92 at the Boy's School and one in the Mental Hospital.	Increase in inmate population - particularly at the Boys' School - is caused by provincial policy enacted throughout the province.
1933	Vehicle garages are constructed.	
1934	The Veterans' Unit, later Crease Clinic, opens. The Veterans' Unit dining block is opened.	The need to house war veterans suffering from post-traumatic stress disorders caused by World War I increases the mental health services required at Essondale. The building's design is intended to distinguish the veterans from the mental patients.
1936	The 160-acre Vipond property at Wellington, BC is secured and surveyed as the new location of the Boys' Industrial School. Essondale Hospital takes over the former buildings which housed the Boys' Industrial School. Housing older and infirm patients, it becomes known as the Home for the Aged.	Plans are made for the Boys' Industrial School to leave the Essondale site. The north and south parts of the site are connected by hospital uses. Changes to the Cottages are required to accommodate the new patients. The administration building becomes Valleyview Lodge. The school is moved to the building formerly designated as the Trades Building. The former staff quarters is finished as quarters for female staff members. The Boys' School farm is taken over by the Department of the Provincial Secretary, becoming part of Essondale.
1937	The Nurse's Residence No. 2 is opened The Essondale Registered Nurses Association is formed.	Continued building construction is required to accommodate an increasing nursing staff population. The Essondale Nursing School is an extension of the University of BC nurse's training program. The Nurses Association sets standards of practice, assesses the nursing education programs and addresses complaints.

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1939	Beginning of World War II.	The war will have an impact on the population and staff at the hospital, as male employees leave to join the service. The increase in the number of staff resignations was also attributed to the war and ward aides were introduced to assist the nurses.
1940	The Mental Hospital Act is amended.	References to people as being 'lunatic' or 'insane' are deleted. These amendments require name changes throughout the hospital.
	The Bakery is constructed. Cottage #114 is constructed.	
1942	A Credit Union is established at Essondale.	
	Changes in the BC Provincial Government Employees Association, Essondale Branch, bring benefits to staff such as cost of living bonus, stabilization of salaries and maximum 48 hour work week.	
1945-46	Two 100-bed units, Units #5 and #6, are constructed for the Home for the Aged.	
1946	Unit #6 is constructed.	
1947	First psychiatric nurses' association in Canada is formed at the Provincial Mental Hospital.	
1948	Nurses' residences, now Roadside, Leaside and Brookside, are constructed.	The Essondale Nursing School is an extension of the University of BC nurse's training program.
	The first annual Sports Day held in September with staff and 1,500 patients from various buildings participating.	Recreational use of the open spaces and sports fields.
	Severe flooding in May and June destroys crops at Colony Farm.	240 patients, from the farm cottage and annex buildings, were transferred to Essondale and livestock was brought up to the hospital grounds.
1949	The Veterans' Unit is expanded and becomes the Crease Clinic of Psychological Medicine. Operated by special act of the Legislature, it is used to treat people who are sent by doctors to be given special care for mental and nervous disorders.	An identical wing is built and joined to the original by a central arcaded entryway. The expansion includes dormitories, offices, and physiotherapy and occupational therapy facilities.



Exterior of Nurse's Residence #2 19



1953 (RHHS)

CEMETERY

- AN EXAMPLE OF THE SELF-SUFFICIENCY OF THE SITE, AND MARKER OF THE UNIQUE SOCIAL REALITY OF THE INSTITUTION

PROVINCIAL INDUSTRIAL SCHOOL FOR BOYS BECOMES PART OF ESSONDALE HOSPITAL

- GENERAL LOSS OF LANDSCAPE CHARACTER ASSOCIATED WITH SCHOOL PROGRAMS

NURSES' HOUSING BUILT 1946 - 1948

- SUBSTANTIAL INCREASE IN PATIENT POPULATION REQUIRES SUBSTANTIAL INCREASE IN NURSES' RESIDENTIAL ACCOMMODATION

INSTITUTIONAL ADMINISTRATIVE INFRASTRUCTURE IN THE '40s

- SUBSTANTIAL INCREASE IN PATIENT POPULATION REQUIRES INCREASED ADMINISTRATIVE PHYSICAL PLANT AND ACCOMMODATIONS FOR STAFF

DRAMATIC INCREASE IN PATIENT ACCOMMODATION

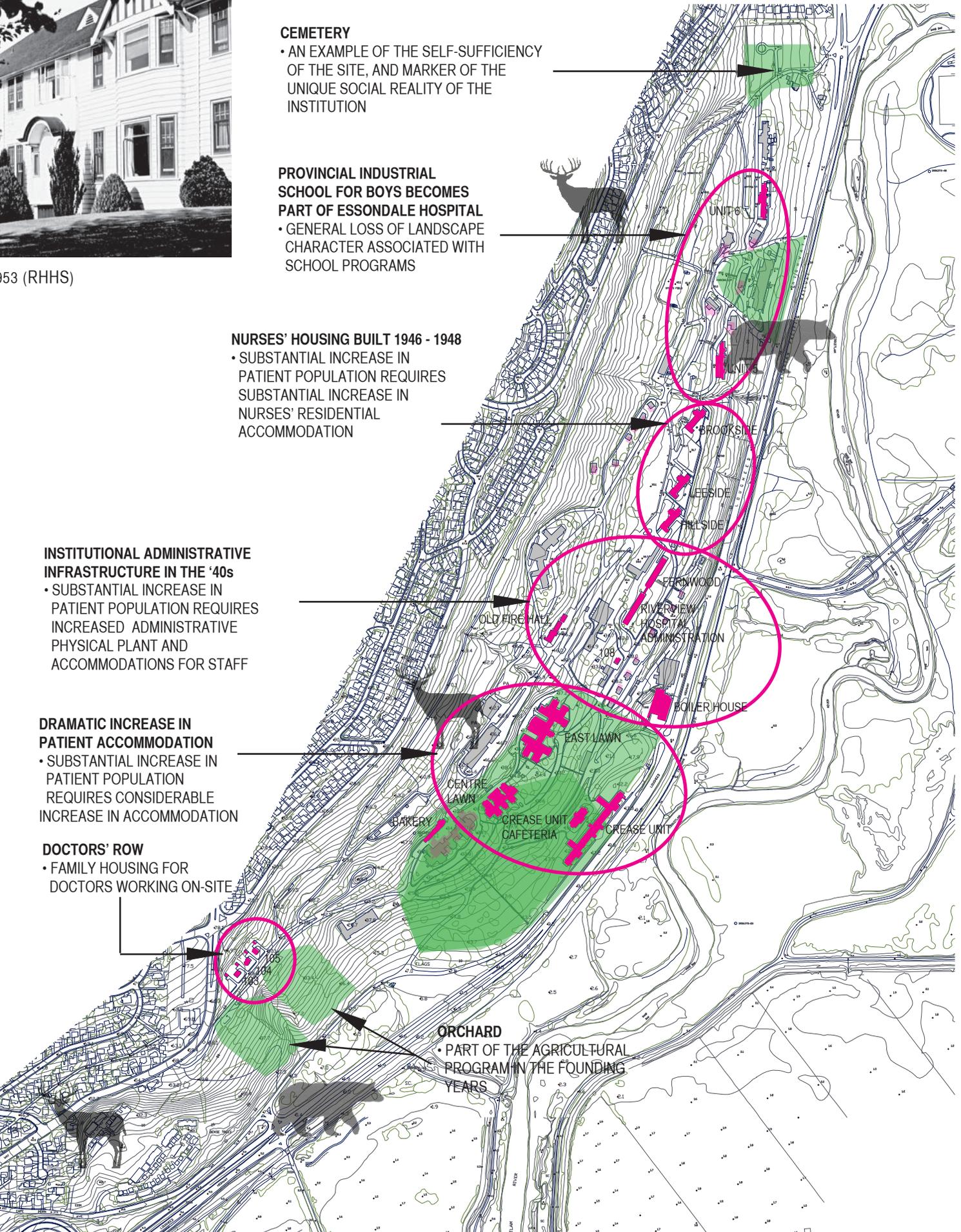
- SUBSTANTIAL INCREASE IN PATIENT POPULATION REQUIRES CONSIDERABLE INCREASE IN ACCOMMODATION

DOCTORS' ROW

- FAMILY HOUSING FOR DOCTORS WORKING ON-SITE

ORCHARD

- PART OF THE AGRICULTURAL PROGRAM IN THE FOUNDING YEARS



Post-Institutional Care 1950 - 1997

The decline of the asylum / institution occurred in many economically developed countries beginning in the 1950s, when the model's shortcomings, such as the progressive loss of life skills and the dehumanizing effect of "institutionalism" were demonstrated. As well, the development in the 1950s of anti-psychotic drugs, which helped to control unusual and violent behaviour, allowed more patients to be treated in the community. In combination, these factors led to the de-institutionalization movement and the release, over the next four decades, of hundreds of thousands of patients from state institutions across the Western world. The development of promising psychotropic drugs, and the growing use of psychotherapy and other treatments, marked a move to improved care of the mentally ill. There was a shift from the institutional to a community practice of psychiatry, coupled with the expanding field of psychiatric nursing and social work.¹

Another development in the 1970s was the discharge of a greater number of severely and persistently mentally ill patients from institutions. De-institutionalization, as a whole, allowed a large part of the severely and persistently mentally ill population to receive services that would allow them to live independently in the community. Support networks, outpatient clinics, job search assistance and halfway houses were a few of the newer programs for released patients.

Key sources used to develop this section of the chronology, *Post-Institutional Care 1950-1997*:

Annual Report of the Mental Hospitals of the Province of British Columbia, 1950-1997.

BC Charter of Patient Rights, bcmhas.ca/AboutUs/History.htm

BC Mental Health and Addiction Services, <http://www.bcmhas.ca/AboutUs/History.htm>

BC Mental Health & Addiction Services. 2005. *East Lawn Commemorative Booklet.*

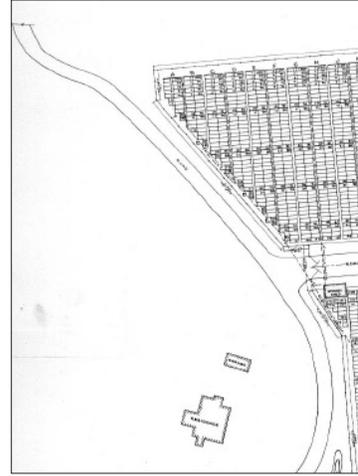
BC Mental Health & Addiction Services. 2007. *North Lawn Commemorative Booklet.*

Interim Management Plan for Riverview Institutional Site, 1997-2002.

Interviews with former medical personnel conducted during the course of the project.

Standing Senate Committee On Social Affairs, Science And Technology. 2004. *Mental Health, Mental Illness and Addiction: Overview of Policies and Programs in Canada* <http://www.parl.gc.ca/>

Riverview Horticultural Centre Society. <http://www.rhcs.org/finniesgarden.html>



Plan of the cemetery by the Depart



Doctor's Row cottage (RHHS)

¹ *Annual Report of the Mental Hospitals of the Province of British Columbia, 1958.*



ment of Public Works 1957 (RHHS)



YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1950	Various provincial mental health activities are amalgamated as the Provincial Mental Health Services.	The Male Chronic building is renamed West Lawn, the Female Chronic building East Lawn and the Acute Psychopathic Unit becomes Centre Lawn. The hospital itself is now called the Provincial Mental Hospital, Essondale.
	Pennington Hall is constructed to provide expanded recreational services for patients.	Construction of buildings specifically adapted to the post-institutional model of psychiatric care.
1951	Designed originally for 1,800, Essondale's population peaks at 4,630 patients.	Illustrates the ongoing functional development on the Lands, resulting in an evolved landscape over time. The Lands operate as a self-sufficient, independent community.
	Art Finnie, a nurse, and former logger, farmer and navy veteran, constructs a therapeutic garden, originally known as "Farm View," later "Finnie's Garden."	A return to the use of the landscape as a therapeutic function.
	Lougheed Highway is completed.	Easier vehicular access to Essondale. The highway cuts across Holly Drive, leaving a short section on the other side.
	The laundry and stores building is constructed.	
1952	One 100-bed unit, Unit #8, is constructed for the Home for the Aged.	
1954	Anti-psychotic drugs are introduced, marking a significant change in the treatment of mental illness by greatly reducing the severity and length of symptoms.	Wards are gradually opened and many patients are given ground privileges.
1955	The Tuberculosis Ward (North Lawn) opens as a 230 bed hospital for the care and treatment of patients with tuberculosis who are already in the hospital for psychiatric care.	Construction of a condition-specific facility at the provincially-run mental hospital. Treatment of tuberculosis is a provincial responsibility. Hospital development occurs in the area between Essondale and the Boys' Industrial School. Areas dedicated to horticulture or used as an adjunct to horticultural activities are replaced by a lawn area planted with specimen trees.
	The Henry Esson Young Building is constructed. The Chapel / Auditorium is constructed. The Tuck Shop building (later the bus stop) is constructed.	
	Inauguration of a rehabilitation program developed to include a wide variety of basic skills essential to all patients returning to the community after a prolonged period of hospitalization.	Increased emphasis on psychosocial rehabilitation, vocational services, open wards and ward community meetings.
1957	Prior to 1957, Riverview patients were buried at Woodlands in New Westminster. The filling up of the Woodlands cemetery and growth in the aging patient population at Riverview necessitated the construction of a cemetery on the site.	The cemetery for Riverview patients is constructed at the north end of the site, beyond the Valleyview buildings.
1958	Electrical substation is constructed.	

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1960	Valleyview Pavilion opens. The Telephone / Credit Union Building is constructed.	
1961	Patient Services Building is constructed.	
1962-63	The Industrial Therapy Building is constructed.	Continuation of enhanced rehabilitation programs.
1963	Distribution Centre / Pharmacy is constructed.	
1964-66	The Hillside Building is constructed specifically for the purpose of teaching life skills.	Life skills training is established, in which patients were instructed in basic day-to-day skills such as cooking, taking a bus and paying bills.
1965	A new Provincial Mental Health Act is passed.	
1968	The provincial government passes the Registered Psychiatric Nurses Act.	
1972	The BC School of Psychiatric Nursing moves from Riverview to the British Columbia Institute of Technology. 1973 is the last graduating class from the Riverview program.	Vacating of buildings used by the Nursing School.
1974	BC's Forensic Psychiatry Act is enacted, creating the Forensic Psychiatric Services Commission to provide mental health services for persons in conflict with the law.	The Riverside Unit at Colony Farm is transformed into the Forensic Psychiatric Hospital.
	50 male patients were transferred to East Lawn when the "C" side of West Lawn was closed. 40 female patients, in the preliminary stages of returning to the community, are moved to former Nurses' Residence 8, now known as Brookside.	Ongoing implementation of de-institutionalization policy.
1984	141 acres of Riverview's upper hillside is sold, subdivided and developed as the Riverview Heights subdivision with 250 single family homes.	The remaining Riverview forest is acquired by the city of Coquitlam. The isolated aspect of the Lands diminishes with increasing residential encroachment and informal recreational uses.
	With Riverview's population continuing to fall, West Lawn is permanently closed. Colony Farm ceases to operate as a working farm.	Maintenance is reduced and the building begins to deteriorate.
1985	Changes in hospital operations reduce the use of patient labour.	Grounds are now maintained by gardening staff.
1986	Riverview and Valleyview are amalgamated.	The resulting hospital operation and administration is re-named Riverview Hospital.
1988	Transfer of governance and management of Riverview from the Ministry of Health to the BC Mental Health Society.	
1990	The Mental Health Initiative introduces a comprehensive plan for the development of mental health services throughout the province. It focuses on replacing Riverview with smaller, more specialized regional facilities.	Ongoing devolution of services and population at Riverview. A smaller specialized facility at Riverview is maintained as a centre of excellence.



Hillside building (RHHS)



Sports day at Crease Clinic 1957 (R)



(HHS)

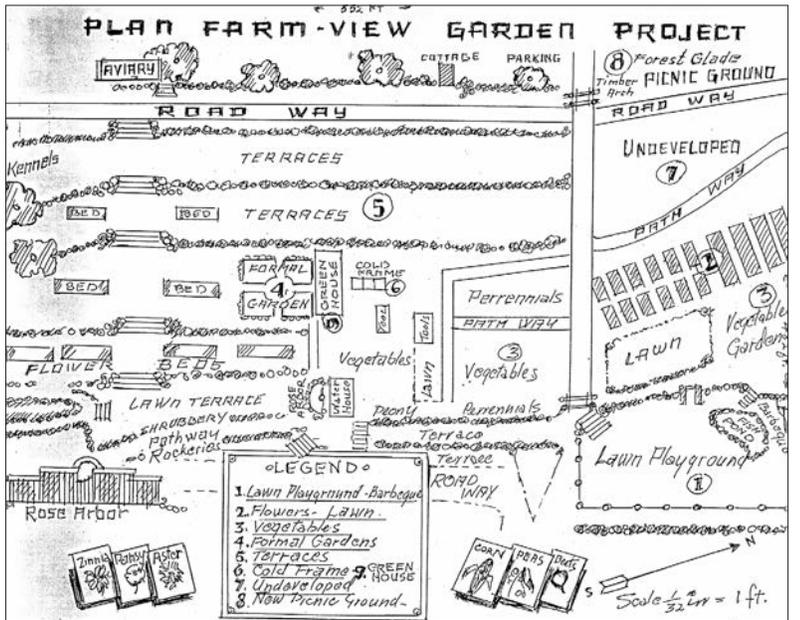
YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1991	Vocational Services moves from the workshop behind West Lawn into the old pharmacy area in East Lawn. Four wards from Crease Clinic were relocated to East Lawn and construction on the "H" wing necessitated moving five wards to Crease Clinic.	Continued re-purposing and adaptation of buildings to accommodate policy and management decisions.
1992	Crease Clinic closes. The Riverview Horticultural Centre Society (RHCS) is formed to protect the Riverview trees.	The building becomes a popular filming location for movies, TV series and documentaries.
1993	The first walk about for tree appreciation is organized by RHCS and held on the Lands.	The Lands become a new destination for tree and natural history enthusiasts.
1994	Riverview adopts Canada's first Charter of Patients Rights. The Mental Health Law Program and the Patient Empowerment Society begin.	
	The Riverview Heritage Tree Inventory is published.	Over 1,800 significant trees are mapped, tagged, and identified.
	The first "Treefest" - the Riverview Festival of Trees - is hosted by the RHCS and the City of Coquitlam.	Members of the public visit the trees and see information displays in some of the buildings.
1995	Colony Farm becomes a 243 hectare Metro Vancouver regional park.	The natural and remaining cultural features of Colony Farm are protected. The large, open areas of natural grasses and former agricultural fields provide opportunities to view birds such as hawks and herons.
	The Tuck Shop building is closed and activities are moved to Pennington (Penn) Hall.	Penn Hall continues to be the focus of patient recreational activities.
	The Riverview Heritage Evaluation identifies five buildings as having provincial heritage significance and recommends preservation of the setting and landscape. A plaque is dedicated to John Davidson and a snakebark maple planted in his memory.	
	The provincial government establishes a Land Use Advisory Committee for Riverview, a community-wide committee advising on land use planning.	
1997	A new state-of-the-art Forensic Psychiatric Hospital opens at 70 Colony Farm Road in Port Coquitlam, replacing the original Riverside Unit.	
	Burke Mountain Naturalists hold their first Backyard Tours.	Participants are guided into the more natural areas of Riverview especially on the upper slopes where they follow the pipeline trail.



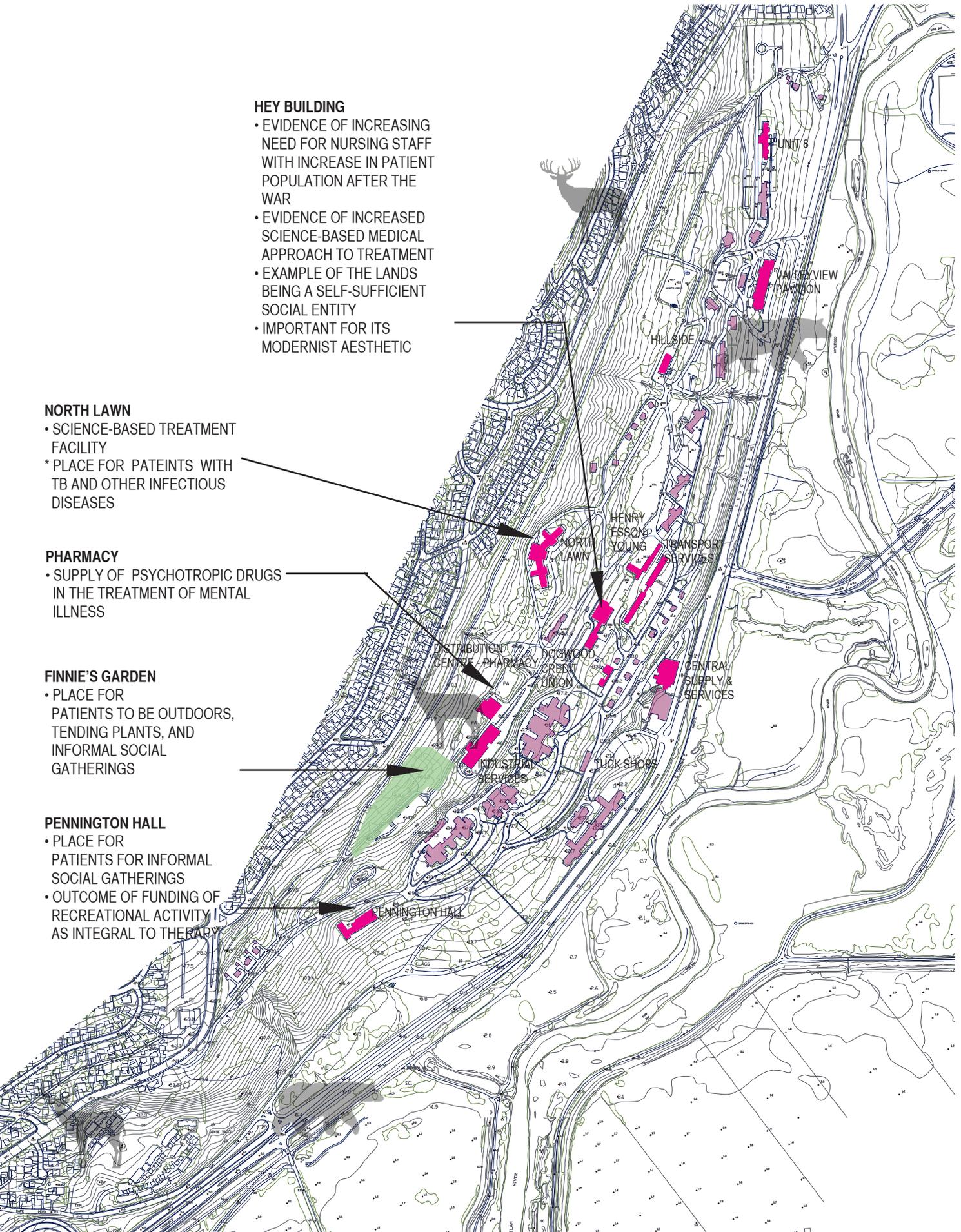
North Lawn [no date] (RHHS)



Patients in occupational therapy garden 1948 (RHHS)



Part of a plan for Finnie's Garden (RHHS)



KEY BUILDING

- EVIDENCE OF INCREASING NEED FOR NURSING STAFF WITH INCREASE IN PATIENT POPULATION AFTER THE WAR
- EVIDENCE OF INCREASED SCIENCE-BASED MEDICAL APPROACH TO TREATMENT
- EXAMPLE OF THE LANDS BEING A SELF-SUFFICIENT SOCIAL ENTITY
- IMPORTANT FOR ITS MODERNIST AESTHETIC

NORTH LAWN

- SCIENCE-BASED TREATMENT FACILITY
- * PLACE FOR PATIENTS WITH TB AND OTHER INFECTIOUS DISEASES

PHARMACY

- SUPPLY OF PSYCHOTROPIC DRUGS IN THE TREATMENT OF MENTAL ILLNESS

FINNIE'S GARDEN

- PLACE FOR PATIENTS TO BE OUTDOORS, TENDING PLANTS, AND INFORMAL SOCIAL GATHERINGS

PENNINGTON HALL

- PLACE FOR PATIENTS FOR INFORMAL SOCIAL GATHERINGS
- OUTCOME OF FUNDING OF RECREATIONAL ACTIVITY AS INTEGRAL TO THERAPY

Tertiary Care and Community Use 1998 - 2012

In 1978, a province-wide consultation was undertaken by the Ministry of Health which resulting in the 1988 Mental Health Consultation Report. This report outlined strategies to replace Riverview Hospital with decentralized institutional care provided at Riverview Hospital and to the development of regionally based, multi-level mental health/psychiatric care.¹

The intent of this plan was to support the development of regionally integrated mental health services with tertiary care provided in smaller, community based facilities. At Riverview, this resulted in the construction of the three tertiary care lodges, Connolly Lodge (2001), Cottonwood Lodge (2006) and Cypress Place (2008) operated by the Fraser Health Authority. These lodges are designed as residential care buildings suitable for the program's emphasis on recovery, effective life skills development and an individualized approach to treatment and community living.²

The development of smaller facilities for tertiary care marked a significant shift from historic psychiatric hospital planning which generally resulted in the construction of large scale institutions. The vacating of some of the early large buildings on the site has resulted in the reuse of these buildings for activities such as movie filming and community organization office space. The site is now used extensively for horticultural instruction field trips, casual recreation, tree and heritage tours, and other community events such as Treefest.

Key sources used to develop this section of the chronology, *Tertiary Care and Community Use 1998-2012*:

Adolph, Val and Brenda Gillespie. 1994. *The Riverview Lands, Western Canada's First Botanical Garden*. Coquitlam BC. Riverview Horticultural Centre Society.

Burke Mountain Naturalists. www.bmn.bc.ca

BC Mental Health and Addiction Services, <http://www.bcmhas.ca/AboutUs/History.htm>

BC Mental Health & Addiction Services. 2005. *East Lawn Commemorative Booklet*.

BC Mental Health & Addiction Services. 2007. *North Lawn Commemorative Booklet*.

BC Ministry of Health. 1998. *Revitalizing and Rebalancing British Columbia's Mental Health System*.

City of Coquitlam. http://www.coquitlam.ca/city-hall/news-media/12-04-30/Coquitlam_and_Riverview_Hospital_Historical_Society_Preserve_Collection_of_Historical_Artifacts.aspx

Interviews conducted during the course of this project.

Riverview Horticultural Centre Society. <http://www.rhcs.org/>

Seacor Environmental Inc. 2007. *Summary Report, Riverview Lands Environmental Studies*. Coquitlam, BC.

Society for the Preservation of Antique Radio in Canada. <http://www3.telus.net/radiomuseum/>

Integrated Workplace Solutions. http://accommodationandrealstate.gov.bc.ca/Major_Property_Updates/Riverview/



West Lawn walkway [no date] (RH)



Cypress Lodge [no date] (RHHS)

1 BC Ministry of Health. 1998. *Revitalizing and Rebalancing British Columbia's Mental Health System*.

2 Fraser Health. http://physicians.fraserhealth.ca/resources/mental_health_and_substance_use/mental_health_services



HS)



YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
1998	The Ministry of Health releases a new Mental Health Plan for BC, to be implemented over seven years, envisioning access to necessary psychiatric care as easily available as physical health care.	The plan supports the development of regionally integrated mental health services with tertiary care provided in smaller, community-based facilities, a significant shift from historic psychiatric hospital planning of a dependency on large scale institutions.
	Art Finnie dies.	As a memorial RHCS plants two white lilacs and a heritage apple tree in Finnie's Garden. "Friends of Finnies" begin restoration of the gardens cleaning up overgrowth and revealing the original features and craftsmanship that created them. Flower beds are cleared and planted with old-fashioned perennials.
c. 2000	The Riverview Natural Heritage Stewardship Group is formed.	The group consists of representatives from the BC government, Burke Mountain Naturalists and the Riverview Horticultural Centre Society.
	The Riverview Hospital Historical Society is formed.	The society maintains the hospital museum and promotes awareness of the evolution of psychiatric care in BC
	East Lawn becomes a 250 bed Specialized Rehabilitation Unit. A 20-bed Refractory Psychosis Research Unit is also located in East Lawn. Two former nurses' residences, Leaside and Brookside, are utilized for Community Preparation Programs.	Re-purposing and adaptation of older buildings continues.
2001	Connolly Lodge opens.	Connolly Lodge is a 20 bed prototype residential model tertiary care facility representing continued development of specialized residential units at the north end of the site. It is built on a "non-footprint area" in order to meet programming and project criteria.
	The BC government announces a new administrative structure for health services, comprising five geographically-based regional health authorities plus the Provincial Health Services Authority.	Riverview Hospital and the Forensic Psychiatric Services Commission are among the agencies placed under the Provincial Health Services Authority.
2004	Centennial year of the dedication of lands for Essondale.	
2005	East Lawn is closed.	The building is used for movie filming.
2006	The British Columbia Buildings Corporation undertakes rehabilitation of habitat in Riverview Creek.	The rehabilitation is one of the mitigation items tied to the construction of Cottonwood Lodge. Coho salmon return to the creek the following year.
	Cottonwood Lodge opens.	Cottonwood Lodge is a 24 bed residential mental health facility representing continued development of specialized residential units at the north end of the site. It is built on a "non-footprint area" in order to meet programming and project criteria.

YEAR	CONCURRENT EVENTS	ASSOCIATED IMPACTS AND CHANGES
2006	A Tree Collection Vision Working Group is formed to create a draft vision and consider required supporting plans and tools such as a management plan.	A Tree Collection Vision for the Riverview Lands is completed and adopted.
2007	An environmental review reveals that three fish-bearing streams remain on the Riverview Lands: Stream A, Riverview Creek, and Lost Creek.	<p>These streams provide habitat for four of the 24 fish species known to inhabit the Lower Coquitlam River Watershed. Larger mammals use the stream corridors to move to and from habitat in the Riverview Lands and beyond.</p> <p>Two fish species (coho and coastal cutthroat trout) found in the Riverview streams are considered species at risk.</p> <p>The Lands are subject to requirements of the provincial Riparian Areas Regulation and Canada Species at Risk Act for protection of fish species. Future uses must avoid impacts from development to fish and fish habitat, particularly riparian habitat.</p>
2008	Cypress Place is constructed.	<p>A 20 bed LEED rated residential care facility, the lodge follows the model of Connolly and Cottonwood Lodges and is located close to existing lodges to allow for shared services and immediate response to patient emergencies.</p> <p>It is built on a “non-footprint area” in order to meet programming and project criteria.</p>
2010	A fire damages Pennington Hall, forcing its closure.	Loss of an important recreational facility available to patients.
2012	Regenerating natural areas and possibly some buildings have potential and significance as evolving wildlife habitat although other habitat continues to be marginal in many areas of the Lands.	<p>Old orchard meadows and grassy fields provide habitat for small mammals such as moles, voles, mice, and shrews which in turn are food sources for owls and hawks. Great blue herons use old fields to hunt frogs and small mammals. Abandoned buildings may be habitat for at risk bats and birds such as the barn owl.</p> <p>Eight bird species at risk are known and verified to occur on the Riverview Lands. A number of potential at risk wildlife species could occur on the Riverview Lands and requires field searches of suitable habitat for verification.</p>
2012	Riverview Hospital closes in August.	The primary tenant of the Lands for the past 100 years vacates the site.
	Unnamed (Orchard) Creek at the southern edge of the Lands is being restored for salmonid enhancement as compensation for construction at the north end of the site.	Potential increased salmon population on the Lands and in the Coquitlam River.
	Activities such as tree viewing, walking, birdwatching, local history, picnicking and special events occur up to the present time.	
	The City of Coquitlam and Provincial Health Services Authority enter an agreement to transfer the collection of historical artifacts from Riverview Hospital to the City.	



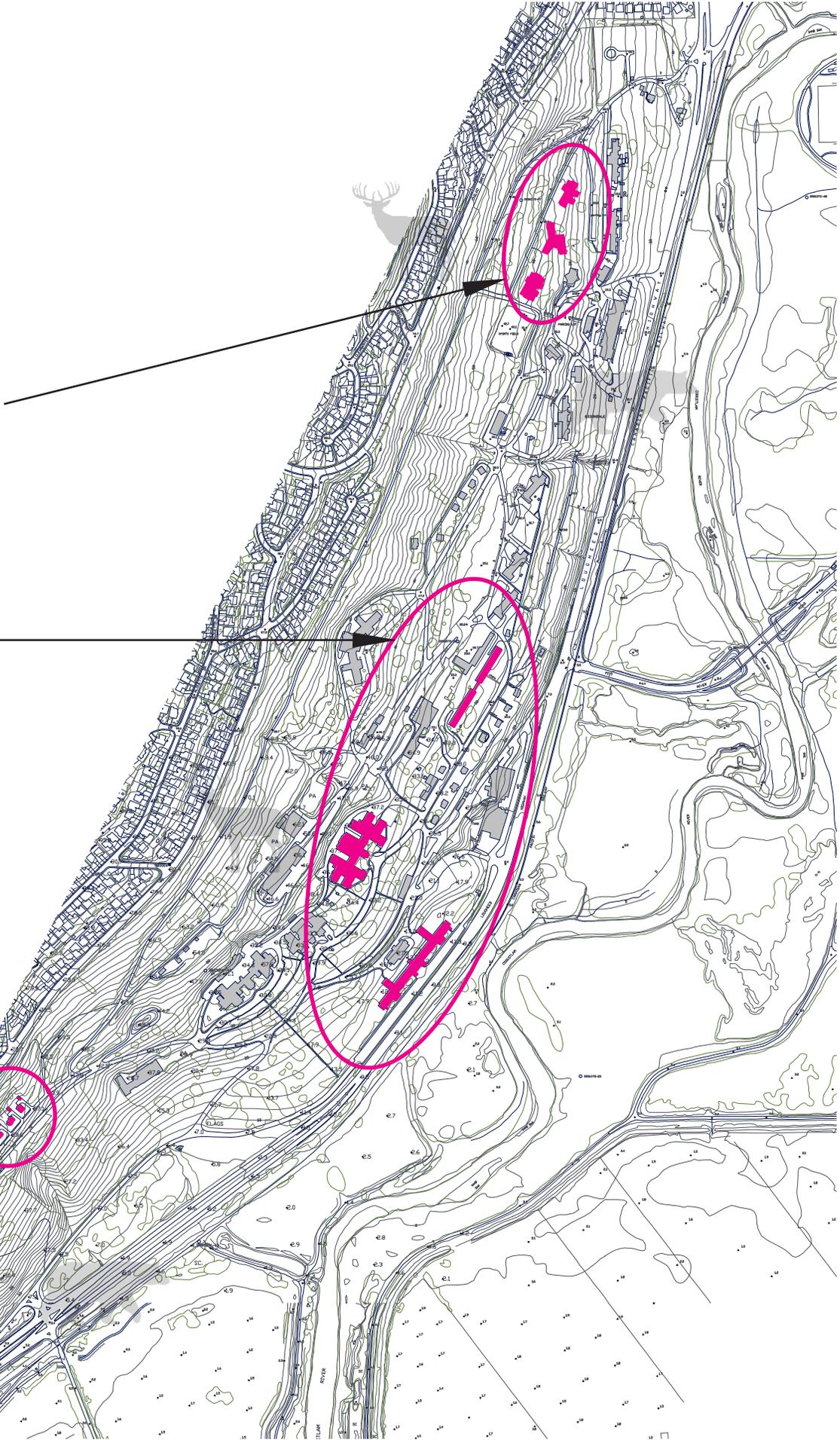
Playing field 2007 (Denise Cook D)



design)

LODGES

- TERTIARY CARE FACILITIES PART OF THE POST-INSTITUTIONAL MODEL



BUILDING RE-USE

- AS BUILDINGS ARE DECOMMISSIONED, SOME ARE PUT TO OTHER USES - E.G. FILMING, COMMUNITY GROUP OFFICES

DOCTORS' ROW

- EVOLUTION INTO MINI-CARE RESIDENCES

2.0 EVALUATION OF SIGNIFICANCE

2.1 SUMMARY OF STAKEHOLDER CONSULTATION

The community consultation for the conservation plan consisted of a layered approach in order to reach as many people as possible for their values about the place. Fifty-eight local, Provincial and National groups, representatives and organizations were asked to distribute copies of the advertisements for the workshop meetings and the online participation and questionnaire/survey to members. Several groups distributed these to other interested groups, as well as to their membership and/or mail lists.

Project website

A website was developed for the project, which disseminated information about the heritage conservation planning process and the Lands themselves. The site also included an automatic mailing list server allowing participants to receive ongoing notices about the project, an online workshop, a link to the questionnaire, a photo gallery and opportunities to comment on the project or submit their thoughts and values about the Lands.

Community workshops / interviews

One hundred and ninety-five individuals signed in and participated at four heritage values workshops (duplicate attendances deleted). The workshops were held in Port Coquitlam on May 22 and June 11, and Coquitlam on May 23 and June 12, 2012.

Thirty-six groups, organizations and individuals were contacted requesting an interview. Six declined, six did not respond. A total of 24 in-depth interviews were completed.

Questionnaire

Twenty organizations and groups were requested to respond to the questionnaire as a group response.

A further 52 individuals were directly phoned and sent questionnaires or website links. These individuals' names were provided by the Riverview Hospital Historical Society and were persons who had lived on the site, as children of staff members, as site staff, either Hospital or maintenance, or were members of the Psychiatric Nursing Class of 1959.

A total of 577 questionnaires were filled in online, at meetings or mailed in. Not all respondents completed every question.

Online workshop

An online workshop paralleling the in-person workshops was initiated on the project website. 23 people participated in the online workshop.

Open houses

Two open houses to collect public feedback on the draft heritage conservation plan were held October 1 and 2, 2012, in Port Coquitlam and Coquitlam respectively.

General questionnaire respondent profile

Table 1. Residential community of respondents.

Response	Chart	Percentage	Count
Tri-Cities (Port Moody, Coquitlam, Port Coquitlam)		62%	357
Metro Vancouver area		31%	175
Elsewhere in British Columbia		6%	33
Other		1%	5
	Total Responses		570



Dancing on the grounds 1953 (RHI)



HS)

Table 2. Relationship of respondents to the Riverview Lands.

Response	Chart	Percentage of Respondents Checking	Count
Former Riverview Hospital staff		16%	90
Former site operation/maintenance staff		1%	7
Former Riverview Hospital patient		2%	9
Visiting Riverview Hospital patient(s)		10%	58
Nurse training		8%	45
Member of a local interest group		24%	136
Casual or recreational visitor		54%	310
Lived at the Riverview Lands		5%	31
Other		37%	212
Total Respondents			577

Heritage values summary

This values summary is based on a synthesis of value statements contained in document records and websites of the Province, City of Coquitlam and local interest groups, plus 24 in-depth interviews with key stakeholders including written submissions, comments from 186 workshop participants, 23 online workshop participants, and from 577 questionnaire respondents.

The questionnaire was designed to cover a wide range of general value themes and ideas (such as why people visited, site history, mental health care, natural, built and developed elements, community relationships, sense of place). The questions themselves were not as critical as the value responses they triggered. Responses in specific question areas often described value themes relating to other questions.

In this summary, all key value statements have been aggregated into general categories. The values stated are synthesized value statements and are written in language based on verbatim responses as shared during the consultation.

The Lands as a whole entity.

- The entire site “holds” the history and the legacy of the will of the patients, the will to survive their illnesses, and that intangible value that could easily be submerged or overshadowed.
- The local community has come to value the site as a part of its community identity - as a major employer, a visual marker, and a touchstone for the history of mental health care over the past century.
- The sum of the social, medical, architectural, landscaping and community history elements is, taken as a whole, greater than the sum of the individual parts, that all play off and reinforce others.
- The Lands are a whole entity, with one owner, one major user, (excepting the period of the Boys’ Industrial School) and have been continuously managed and operated as such.
- The trees, buildings and grounds together as a whole embody the history of Riverview and represent the whole notion of a therapeutic environment that was critical to patient care and wellbeing.
- The site is a “jewel,” comparable to being the Stanley Park of the Tri-Cities area, but more than a Stanley Park, because it is a working landscape/park, and the layers of history and historic buildings evoke memories of quality patient care.

- The value that the Lands already exhibit quality mature park qualities that growing urban areas require.
- Trees, birds, nature, architecture, history, a sense of peace & sanctuary ... all intertwine to contribute to a “memory of place.”
- First Riverview “moment” a sense of wonder and awe inspired by majestic trees, grand buildings, and vistas.
- The site chosen had “good bones,” southwest facing, well drained, good soils, and these attributes have given immense value to the place.

Trees

- Trees, the tree collection, and/or the arboretum were the most often mentioned site element in the research, interviews, and workshops; and the element that questionnaire respondents valued and mentioned most. The values attributed to the tree collection included:
 - The sheer number, in one place.
 - The variety and diversity from around the world.
 - The rarity of some specimens, (not aware of others in the Lower Mainland).
 - Their age, their grandeur, their size, their shapes, rarely seen elsewhere.
 - Their magnificence, invoking a sense of wonderment.
 - The open grown nature, versus being crowded out.
 - Their beauty, the changing colours, ringing through changes in seasons.
 - Impressions of being stunning, awesome, overwhelming, their age and size.
 - The history of their collection and planting, (often mistakenly attributed to John Davidson).
 - The links to early leaders and their interpretation of a therapeutic care environment.
 - The key role of trees in helping to create a therapeutic environment for patients.
 - Individual trees known by many patients and staff, their personal landmarks on walks.
 - Tree collection, being mapped, listed, tagged and with naming labels, valued as an educational treasure.
 - The tree collection is an educational resource for horticulturists and arborists.
 - Up to one hundred years of growth and maturing of some of the trees.



Pennington Hall [no date] (RHHS)

The trees, buildings and grounds

Many respondents linked the trees, grounds (lawns) and buildings together. The connection made is that the trees and grounds are viewed as integral landscape elements, softening and framing the building forms, and complementing the buildings, framing internal and external vistas.

- The whole is aesthetically pleasing, grand buildings set in grand lawns, with grand trees.
- Value as a working landscape, trees and lawns “work” with the buildings, site operations and patient use.
- The value of individual buildings is multiplied when layered with the landscape.
- The absolute beauty of the grounds and buildings taken together.
- The landscaped lawns create a counter play, diminishing the massiveness of some buildings.
- The campus like feel, buildings set apart, set in “open” space dotted with grand trees.
- The changing vistas internally, buildings sometimes obscured, sometimes framed.
- Shape of the lands, slopes, adds to views in and through the site - a surprise at every turn.
- Intelligent landscape design, sweeping roads and crescents, eyes drawn to specimen trees, or buildings, or framed views and vistas.
- Roads and paths are part of grounds and landscape, linking buildings, sitting lightly in landscaping, not dominating.
- Non-structured asymmetrical layout leads to sense of discovery at every turn.
- Views from the Lands are exceptional, as are the views into the site from afar.
- The spaciousness of the Lands, nothing crowded in.
- Expansive and spacious grounds provided a safety buffer for residents of the buildings, a safe refuge.

Buildings

Of the buildings mentioned, the overwhelming value responses were associated with the four major buildings, West, Centre, and East Lawn and Crease Clinic. However, few respondents articulated specific features, just that they are old and heritage and are therefore valued. Other buildings frequently mentioned were the small cottages, Pennington Hall, Administration & Fernwood (as Nurses Residences #1 & 2), Henry Esson Young, Fire Hall, the Boys' Industrial School Tudor cottages and Valleyview.

- The presence of the buildings evokes thoughts of history, and stories, and of all those who lived



- there.
- Buildings all have different qualities, from majestic and stately to small and quaint, pragmatic and utilitarian, functional, beautiful and plain ugly, and they all have their own histories.
 - Buildings were purposeful, custom built, and some were well designed and constructed.
 - Crease is a landmark, and the one most associated with Riverview, as the one building most visible when driving by on the Lougheed.
 - Crease is valued as an architecturally well-designed building.
 - Some of the buildings are quite pedestrian in design and articulation.
 - Smaller buildings, fit well with quietness of site, help with caring, even when distress is all around.
 - The grand majestic buildings are a reminder of how the society of the day valued patients, the investment represented a huge fiscal commitment to caring for the mentally ill of the Province.
 - Majestic old buildings, stunning old brick facades.
 - Original big buildings go back 100 years and are valued just because they are old, as well as excellent examples of style and detail, in an area with precious few such buildings.
 - Large buildings are balanced, have architectural beauty.
 - They are old, and grand, and well built, therefore are heritage, and should be kept for that alone.
 - Grand and stately, an expression of a past era, the type of building that will never be repeated today.
 - The buildings' history and presence are irreplaceable; they loom large over the site.
 - Knowing that the buildings housed patients, being the reason for the site's valued history, not the trees, which are a secondary layer.
 - Mixed feelings, value that the buildings are the links to past history, both good and bad.
 - The variety of buildings, each in their landscaped setting, makes for the campus feel.
 - Many buildings are old and with little value, but the mature trees have value.
 - Many of the large purpose-built buildings are unusable and costly to fix, some should be pulled down.
 - Some buildings, with bars, evoke a prison like atmosphere, which it was for some.
 - Pennington Hall is valued for its association with the recreational therapy programs, the social hub of the Hospital, a safe place where patients interacted with staff and each other, and with children of staff.
 - Memories of the bowling alley at Pennington Hall, used by patients, staff, and families living on the grounds.
 - Until recently Pennington Hall was fundamental to patients as a safe place to hang out.
 - Lawn buildings and Crease are Lower Mainland landmarks.
 - The interiors of the West, Centre, and East Lawn monumental buildings are stunning, great millwork details, marble floors. a product of an era gone.
 - Interior and some furniture of Nurses residence # 1 has been well maintained, representative of the 1930's craftsmanship.
 - Henry Esson Young building valued for its potential, with classrooms, old dorms, meeting spaces.
 - Value of the buildings as film locations, the large variety of potential location types, ability to have semi permanent sets, indoor and outdoor scenes, buildings typical of many eras.

Finnie's Garden

The most oft cited singular landscape feature on the grounds.

- Beautiful, and a reminder of how patients were cared for.
- A magical tranquil place.
- A very serene, calming place, wonderful it has been maintained in its old form, though some question the veracity of this.
- Valued as a place where patients could (and still do) find peace and quiet.
- A relic from times when patients tended the gardens.
- Memories of picnics, barbecues and sleep outs for patients.

Wildlife and natural areas

The majority of comments focus on the site elements of the second growth forested areas in the upland and southwest portions of the site, the streams and riparian areas.

- The presence of wildlife - birds and mammals – in the Lands generally.
- The Lands are a haven for, and support, a wide variety of fauna.
- The Lands are valued as an excellent birdwatching venue, with a wide range of habitat types.

- The landscaped grounds offer critical bird habitat, nesting sites and food.
- The Lands are a place where cougar, bobcats, bears and coyotes can be observed.
- The streams on site particularly the restored salmon bearing streams in the southwest feed into salmon bearing streams tributary to Coquitlam River.
- The natural reforestation in the upper areas, and in the prior “cultivated” areas like the orchards and farmed areas represents a natural ecological progression.
- The Lands natural areas and streams offer a critical contiguous linkage of natural areas and habitat integrity between Colony Farm and Coquitlam River, up to Mundy Park, and Riverview Forest and over to Burrard Inlet.

Park, open space, peace and tranquility, recreation

An important value category is associated with the notion that the Lands are a tranquil, peaceful, parklike place. This aspect was mentioned by almost half of questionnaire and workshop respondents.

The values espoused range from qualities associated with purely parkland aspects, to those qualities which are valued for their specific association with healing therapy for patients staff and visitors.

- The lushness of the grounds, the absolute sheer beauty.
- The place evokes a sense of serenity and contemplation and calming.
- Park-like qualities, but this is not your average park, with buildings and non-park activities, a most uncommon combination.
- A green and quiet oasis in an increasingly urbanized setting.
- Offers many varied opportunities for recreation: walking, cycling, birding, photography, picnicking, sitting, and observing fauna and flora.
- Even though a busy site, many opportunities for “getting away” and calming.
- A variety of wide open green spaces as pockets throughout the Lands, each with different aspects, values and views.
- The juxtaposition and interplay between maintained areas and natural areas.
- A place to breathe, to get away, a large open green site that envelopes you.
- The calming character and feeling of overall peace experienced in the grounds.
- A place that touches the soul, not many places can do that.
- Beautiful, calming and peaceful, and the added backdrop of treasured buildings is a reminder of the original therapeutic setting developed for the Lands.
- The healing qualities of natural and green spaces, particularly for the mentally ill, but also for the minds of the general population.

A place of health and caring

Many respondents referenced and valued the intangible healing qualities of the Lands, often linking the past attributes and use of the site as a healing place with current (and often non-patient) similar attributes and uses.

- An effective healing place for over 100 years.
- The value of the lawns, pathways and trees, are a constant visible reminder of the therapeutic care intentions of the past.
- The spaciousness, the campus feel, the planted and natural elements all were deliberate attempts to contribute to the healing nature of the site.
- Not just a physical “campus” feeling, but a sense of a campus of caring.
- The past use as a healing place, represented by vestiges such as Finnie’s garden, the quiet perambulating roads and pathways, walkways, Serenity garden, shelters and gazebos.
- History of the involvement of patients in caring for the grounds, their maintenance, working at Finnie’s Garden, the now gone flower beds and planted gardens, the rock walls, possibly planting many of the grand trees.
- That such a beautiful place was created for the care of the mentally ill reflects well on all of our society.
- Some of the cottages were (and are still) used as transition housing, the value being that they are set in a safe, healing environment.
- The natural healing power of the tranquil parklike setting and natural areas.



Centre Lawn [no date] (RHHS)



- A place that has always promoted the healing qualities of the landscape and grounds.
- Memories of how staff interacted with patients, of escorting patients on daily walks through the grounds, how this served to calm and relax.
- The history of the caring instills a strong sense of community pride in a job well done.

Institutional history and community

Respondents value the past history of the use of the Lands for the care and treatment of the mentally ill, often with a comment that this history, and the stories, are treasured and need to be retained in some manner. There were occasional references to the historical highlights, site acquisition, clearing, the foresight of past leaders in committing large resources to the development of the Lands as a therapeutic entity for the treatment of the mentally ill.

- Buildings are a legacy testament to the many who suffered and were cared for on the Lands.
- Mixed feelings about links to past mental health history, it being both good and less pleasant to know.
- Knowing that the buildings housed patients, the sole reason for the site development and the landscaping.
- Grounds and buildings represent an immense past commitment by the Province to mentally ill care.
- The existing hospital museum of artifacts, records, photographs, film, oral and written stories, is an invaluable treasure, belongs at the site, and should find a new home there.
- The cemetery is a direct link to the past history, a reminder that this place is about the history of patients and individuals who were cared for in what was their home for many years.
- The Lands are important as a historic chronology of the progressive changes in the treatment of the mentally ill.
- The history not just of patient care, but of nurse training, of the site staff as residents, and of the impression that much leading-edge research and practice in care and treatment occurred at Riverview Hospital.
- The characterization of Riverview as a leading-edge institution is too romantic, that Riverview practices in later years lagged behind best practices elsewhere, and held on to old therapeutic healing, occupational environmental and therapy ideas which fit the site and the old style of operations.
- The history associated with the whole notion of the self-supporting village, represented by fire hall, credit union, orchards and sites of the vegetable gardens, farm buildings, Pennington Hall as a social hub.
- The site elements represent the past efforts, personalities and philosophies of individual architects, gardeners, managers, patients, family and staff.
- The Lands were a welcoming and safe place to live, as a child of a staffer.
- The stories of staff and patient interactions, and activities such as the May Day Carnivals, and Christmas events, large scale barbecues, sports days, dances, sledding below Pennington Hall, swimming at Pennington and Boys' Industrial School.
- The Lands being a major place of employment for people in nearby communities, a place of first employment starts for students.
- Memories of the "good old days," of the rewarding connections between patients and staff, of the busyness yet quietness of the grounds.
- Patients caring for the grounds, work parties in the orchards, farms and lawns, contributing to their own care.
- The history of the changing societal response to treating mental illness.
- The magnitude of history represented by the Lands, the history of changing models of care, the history of the residents and staff, the history of the landscaping and accumulation of a valuable tree collection, all together at one place.
- Values occasionally placed on self interpreted and/or inaccurate historical "facts" such as Davidson as the planter of all the tree collection, or that the site was bequeathed and dedicated to the Province in perpetuity for care of the mentally ill.
- The vestiges of the historic Pitt River Road, predating the sites development as a hospital.
- The visual, natural and historical linkages to Colony Farm are important and bound up with the history of Riverview.



View to east [no date] (RHHS)



Stone weir and culvert 2007 (Denise Cook Design)

2.2 STATEMENT OF SIGNIFICANCE

Heritage Values

As a large and enduring publicly owned property with a long history of government use, the Riverview Lands (the Lands), formerly known as Essondale, have value as a historic place of great size and scope, and an important history of cultural evolution. Along with their historic culture of healing and care, the Lands are significant for their pre-contact First Nations history, natural features, cultivated landscapes, architecture, a history as a self-sufficient community and as a cornerstone of the local and regional economy. The Lands are a touchstone to memories for many individuals, including ex-patients, their families, staff and citizens in surrounding communities. The singular size and generous treed landscape have made the Lands a precious green space for many who pass through or by it.

A Hillside and River

Located at the foot of Mount Coquitlam, the Riverview Lands have scientific value for their hillside geography, hydrology, and ecology that includes its streams and soils, plants and animals, and resident and migratory bird populations. The Lands form a critical habitat node in an ecological corridor of wildlife habitats connecting the Fraser and Coquitlam Rivers with the parkland through Coquitlam to Port Moody and the mountains to the north. The site's streams are important for their natural ecology, riparian habitat and salmon spawning sites.

Previously logged forested areas of Riverview together impart a good example of maturing second growth forest in the increasingly urbanized Lower Mainland. The forest ecology is important not only for its regenerated native forest and wildlife, but also for incorporating undisturbed non-native trees, including remnants of the early 20th Century tree nursery once located on the hillside.

The forest and the Coquitlam River floodplain are important for visually defining the purposeful semi-seclusion and autonomous governance of the Lands' original Essondale campus of large-scale hospital buildings within an open cultivated landscape.

Character-defining Elements

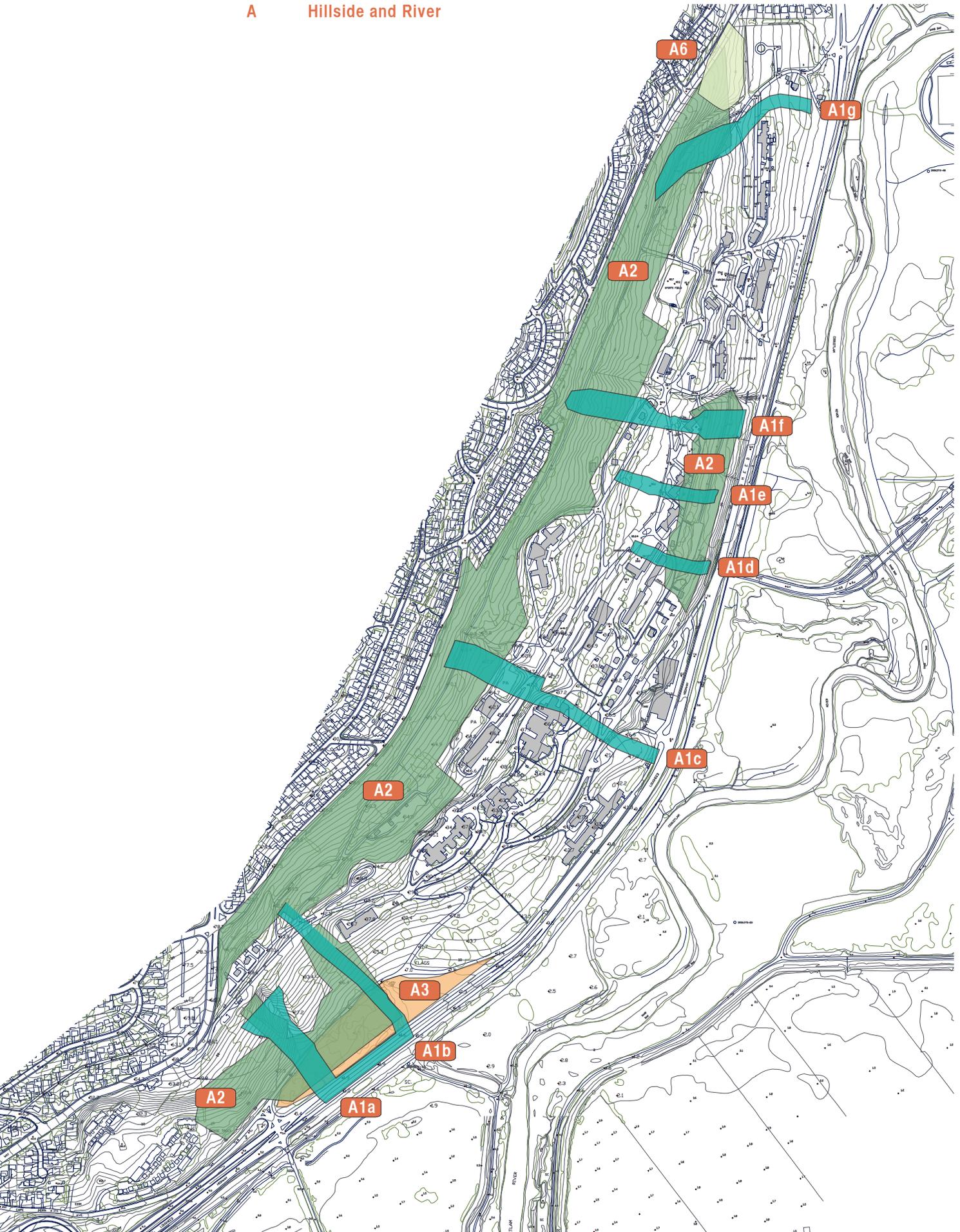
- **A1** Streams with their associated riparian corridors and native and naturalized wildlife
- **A1a** Unnamed Creek
- **A1b** Riverview Creek
- **A1c** Lost Creek
- **A1d** Stream D
- **A1e** Stream E
- **A1f** Davidson Creek
- **A1g** Stream G
- **A2** Forested areas of Riverview, including its native wildlife, naturalized plant species and access roads and trails
- **A3** Naturalized floodplain at the foot of the hillside
- **A4** Natural flora and fauna
- **A5** Deep and flowing groundwater
- **A6** Wetland uphill and to the south of the cemetery

B The Worked Landscape

Riverview's cultivated landscapes are of scientific, historical, cultural, aesthetic and social value to the community. Its origins as a farm colony in part to provision the hospital are a reminder of the role of agriculture in the development of the Lands. Individual trees and tree clusters, open lawns, and a great variety of other cultivated landscape places are valued for contributing to an enduring setting for nurturing both personal and community well-being, a role the landscape has played since the Essondale campus was conceived as an integral component of the therapeutic treatment of mental illness.

The forested lands of the area were a life-giving resource for the Kwikwetlem First Nation through their deep-rooted, inherited connection to the lands of the Coquitlam River watershed. While the Kwikwetlem traditionally depended on the Coquitlam River's salmon for

A Hillside and River



sustenance and trade, the upland Riverview Lands provided a source of plants, berries, birds and mammals.

The Lands also contain valuable traces of the early European transport routes through the region, likely a contributing factor in the province choosing the site for its asylum institution. These traces include early regional trails and roads (likely following First Nation trails), the adjacent 1904 CPR spur line to New Westminster complete with a stop at the Lands, and the realigned Pitt River Road at the foot of the hillside. The 1908 realignment of the Pitt River Road is important for fortuitously freeing up a generous portion of the hillside for the Essondale grounds. The Lands are valued for their close physical and historical association with Colony Farm on the floodplain below, where Essondale patients undertook agricultural pursuits both as therapy and as an important economic factor in the management of the hospital.

The sloped lawn landscape associated with the grand early Essondale grounds is valued for its size, its tree specimens (some of which are the object of scientific and educational study for their rarity and form), and for its role in visually tying together the early Essondale asylum buildings into an imposing precinct. Domestic lawns associated with the three early clusters of domestic cottages and their residential streetscapes are important for inserting residential character to the early Essondale campus. Views of the Lands' green space and mature trees are an important contributor to the well-being of commuters along the highway.

The landscape is valued for being an example of the picturesque English country estate tradition translated to the new colony and carved from the native forest. Typically constructed with very low curbs and no or very narrow sidewalks, the Lands' meandering road network of narrow pavement and circuitous routes is a key feature of the landscape. Built to respond to the site's sloped topography and its north-south alignment, the narrowness of the roads allows the great lawns and trees to be the dominant features of the early campus landscape, and their use as footpaths ensures a civil, sedate sharing of the road.

Remnants of individual landscape features within Riverview's larger whole, such as vegetable and flower beds, fruit and nut orchards, retaining walls, and the tree nursery are important reminders of the original cultivated landscape maintained mostly by asylum patients as part of their therapy, or by the boys of the Boys' Industrial School as part of their rehabilitation regime. The extensive lawns that replaced what were originally these more highly cultivated areas are a record of the simplification of the maintenance of the grounds, with the inexpensive labour force of patients and boys decreasing as a result of the decline in society's regard of the therapeutic effects of labour.

Riverview's mature treed landscape, with trees often planted in groups or clusters, is significant for being the evolved legacy of a number of important individuals and their contribution to Lands. Provincial Botanist John Davidson nurtured a collection of BC native plants and trees on the site that would later form the backbone of the UBC Botanical Garden collections. Nurseryman I. van der Bom's and E.B. Stinchcombe's early 20th Century on-site tree nursery program propagated trees for planting on the Lands and other provincial properties. Head gardener Jack Renton, trained at the Royal Botanic Gardens, Kew, provided the designed landscape aesthetic of an English country estate, the influence of which is still appreciated today. Parks specialist Joe Hancock, who succeeded Renton as head gardener, oversaw the maintenance of the Lands, adding to the spectacular manicured lawns and specimen trees up until 1980.

Specific landscape components such as the treed areas, creeks, Finnie's Garden - originally a therapeutic garden for patients and later restored and cared for by the community - and many secluded places in the forested areas hold value for past patients, staff and neighbouring residents as places for seeking personal and social freedom. Other features, such as the cemetery, are culturally valuable as places of great personal and spiritual importance, and convey key aspects of the Lands' particular institutional history and culture.

Character-defining Elements

- **B1** Second-growth forested areas on clear-cut site
- **B2** Evidence of the early routes and trails through the area, such as the original Pitt River Road right-of-way and its realignment
- **B3** Physical relationship with the Lougheed Highway, and evidence of the highway's evolving intensification
- **B4** Physical associations with the CPR spur line from New Westminster such as the axial walkway to West Lawn from the rail line
- **B5** Organized stands of non-native trees in second growth forest that are a legacy of the Essondale nursery program

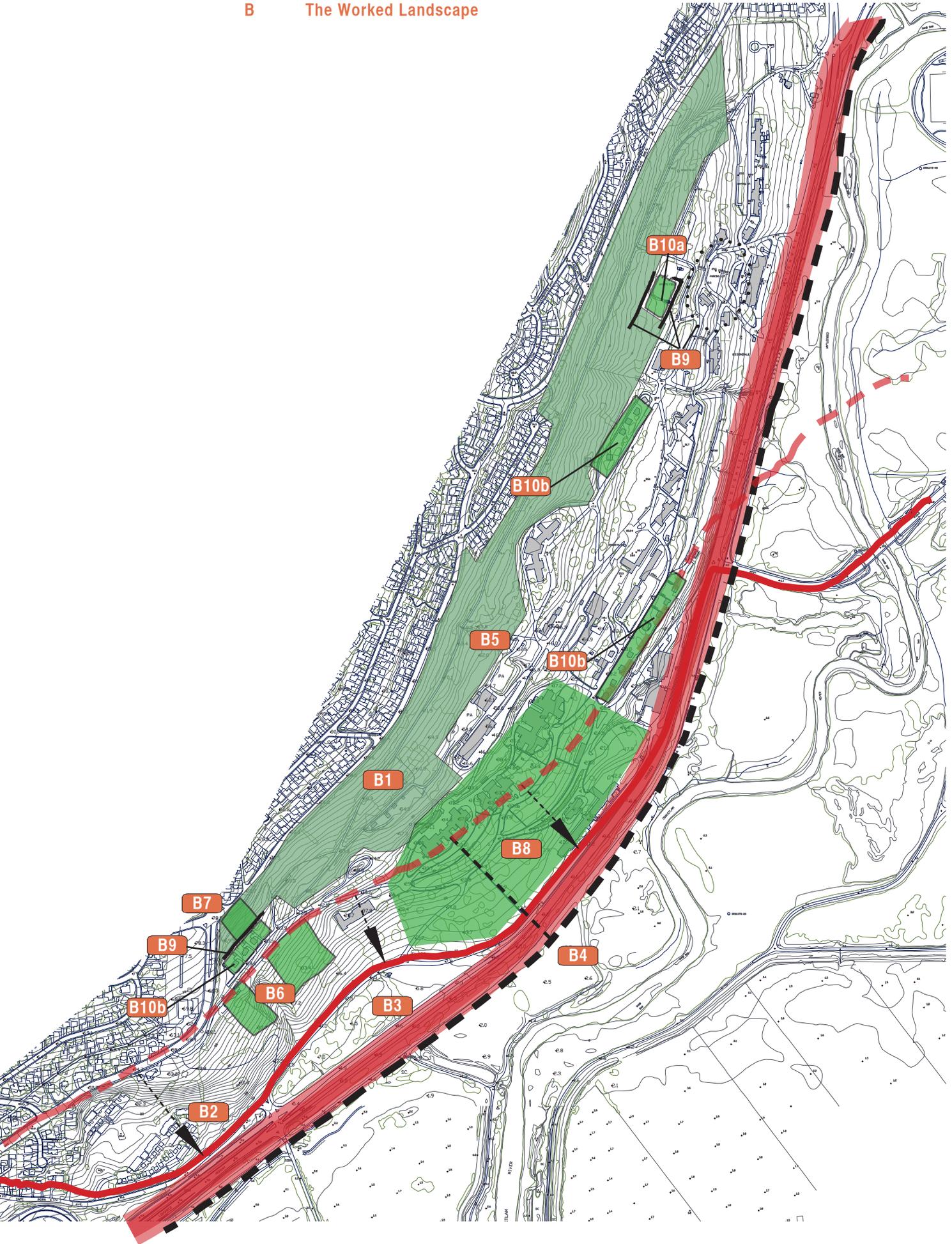


West Lawn walkway [no date] (RHHS)



Orchid Drive 2007 (Denise Cook Design)

B The Worked Landscape





West Lawn (male chronic building) with formal walkway c.1940 (BCAR b-00275)



Boys' School cottages 1947 (BCAR i-28035)

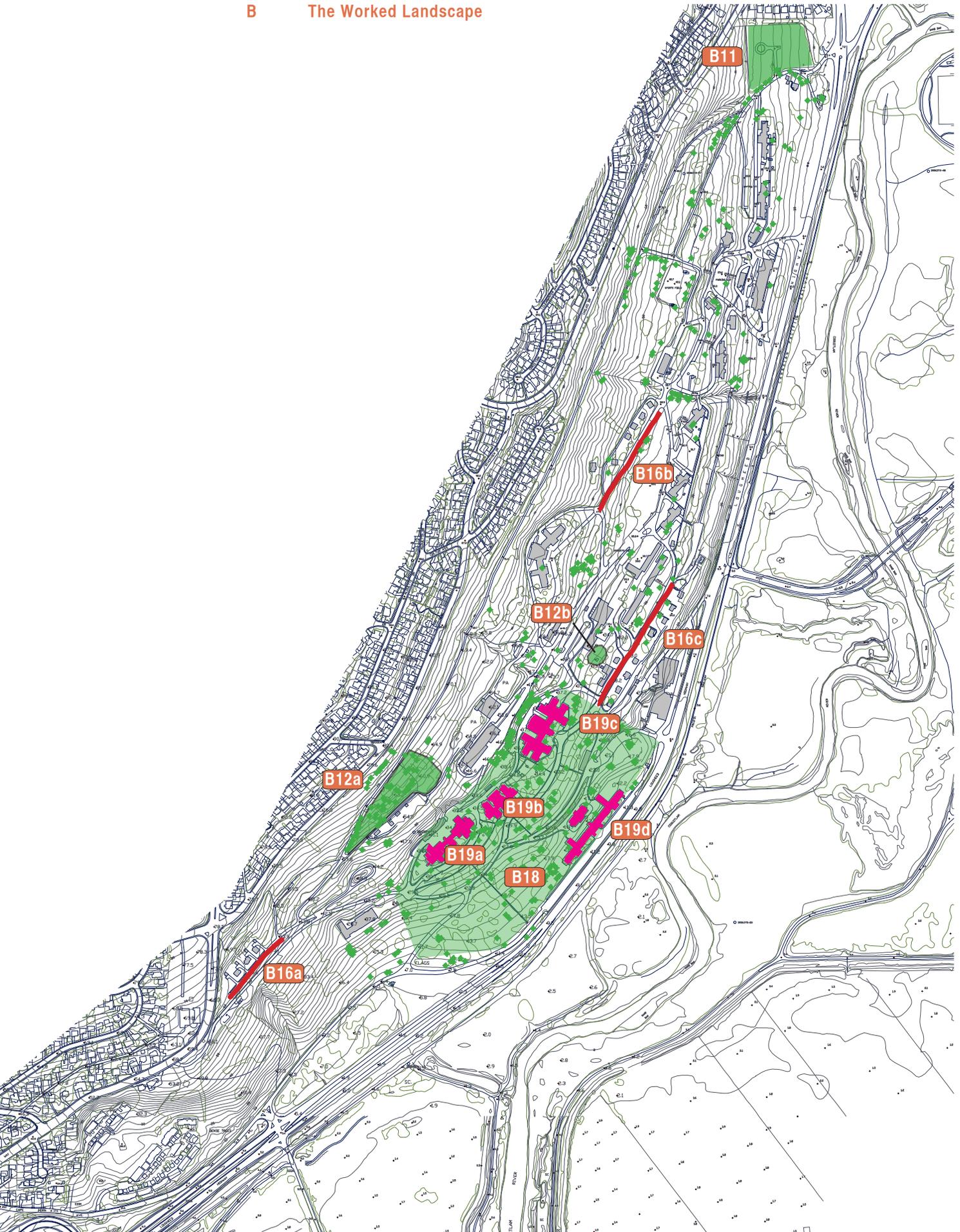
- **B6** Orchard sites below Cottages 103 – 105
- **B7** Nut orchard remnants above Cottages 103 - 105
- **B8** Open lawns providing internal views from buildings to other buildings, and external views to the Coquitlam River valley, and east and northeast to the mountains
- **B9** Stone walls and stairs, including those built by patients and boys from the Boys' Industrial School
- **B10** Leveled ground for activities and/or programs, or for residential settings
 - **B10a** Playing fields, including the soccer pitch and baseball diamond
 - **B10b** Lawn associated with residential cottages
- **B11** Cemetery, and its constituent elements such as its road pattern, grave markers, names and dates on many markers, and lawn
- **B12** Cultivated gardens
 - **B12a** Finnie's Garden, including elements such as walls, stone barbecue, pond, tool shed, flower gardens, vegetable patches, footprint of John Davidson's potting shed and any elements that are evidence of the garden's evolution over time
 - **B12b** Serenity Garden
- **B13** Ability to find forest paths and clearings, and secluded places within the forests and cultivated landscapes
- **B14** Contiguous relationship with, and view of, Colony Farm
- **B15** Circuitous, looped road network connecting the various parts of the site, with its low curbs and no or very narrow sidewalks
- **B16** Streetscapes
 - **B16a** Fern Terrace (Violet Way) cottage streetscape
 - **B16b** Oak Crescent cottage streetscape
 - **B16c** Holly Drive (Fern Terrace) cottage streetscape
- **B17** Association with Henry Esson Young, John Davidson, I. van der Bom, E.B. Stinchcombe, Jack Renton and Joe Hancock as seen in signature elements of their work such as the overall vision for the site, vestiges of the native botanical nursery, remnants of plant material from the commercial nursery, the English estate design of the landscape, the tree collection, planting patterns and lawns
- **B18** Views and vistas of the asylum buildings from the connecting lawn
- **B19** Facades of the original Essondale asylum buildings found in their landscape setting and adjacent to the connecting lawns
 - **B19a** West Lawn front and side facades
 - **B19b** Centre Lawn front and side facades
 - **B19c** East Lawn front and side facades
 - **B19d** Crease Unit and Cafeteria all facades
- **B20** The tree collection as a whole, which includes all of the trees in various locations around the site
- **B21** Deliberate pattern of planting trees in groups or clusters
- **B22** Individual and/or clusters/groupings of significant trees such as¹:
 - **B22a** Tree groupings in support of the picturesque asylum campus
 - **B22b** Regimented rows of trees lining streets and boulevards and delineating areas
 - **B22c** Outstanding physical and aesthetic specimens
 - **B22d** Unique, rare or endangered specimens
 - **B22e** Important trees native to British Columbia
 - **B22f** Cultivars considered to be commercially popular at a particular time
 - **B22g** Significant collection of trees native to Eastern North America
 - **B22h** Outstanding specimens of rare or uncommon European species
 - **B22i** Trees of local and community significance
- **B23** Terraced nature of the site
- **B24** Sense of place and campus-like feel

C Grand Building Design / Modest Additions

As a combination of the original planned monumental campus and the construction of additional building precincts with their accompanying road networks and landscape features to meet growing community needs, the site is a good example of typical institutional campus-building in the province, usually developed intermittently as funds became available or needs became great. The Lands are important as a site with major projects designed and developed by the Provincial Department of Public Works, and important for its association with Dr. Henry

1 A list of significant trees can be found in Appendix D.

B The Worked Landscape



Esson Young, Provincial Secretary and Minister of Education and the driving force behind the establishment of the Lands for the treatment of the mentally ill.

Vistas that contain the iconic asylum buildings and associated clusters of cottages are important for representing the era when the institution held great status locally, regionally and provincially. The views into the asylum landscape from Lougheed Highway are important for keeping the institution present in the minds of the surrounding community.

The planning and design of the buildings as a whole are important for displaying institutional architecture produced by the province. The early monumental Essondale asylum buildings display the young province's commitment to substantial building and landscape programs, and display the lofty and progressive vision and ambitions of the early provincial government. They are also important for displaying the evolution in psychiatric care over the 20th Century, and for understanding the institution's beginnings as a state-of-the-art facility for the therapeutic treatment of mental illness.

The monumental red-brick asylum buildings constructed between the years 1911 and 1930 have become iconic to the site. Now called West, Centre and East Lawn, the style of these Edwardian structures reflects the early British provincial culture. They are noted for their grandness, Edwardian eclectic aesthetic character, and novel construction technology that incorporated reinforced concrete.

Early buildings of a lesser physical stature are also key contributors to the cultural and aesthetic value of the Lands. Groupings of cottages for head staff and medical officers, nurses and grounds keepers, and the Boys' Industrial School campus all display an English residential character, and support the campus nature of the hospital site.

Later major hospital buildings on site display the evolution of architectural fashions in the mid-twentieth century, best illustrated by the austere ornate Italianate Crease Unit and Cafeteria (1930 - 1949), the utilitarian modernism of North Lawn (1955), and the lighter International Style of the Henry Esson Young Building, built as a nurses' residence and classroom block in 1955. The lesser scale and less grand design of later hospital buildings on site are important for reflecting a shift away from the desire for overtly grand institutional appearances and towards a modern and state-of-the-art appearance, evidence of Riverview's changing role as a flagship provincial institution.

Buildings constructed after the early asylum buildings also illustrate the evolution of the treatment of mental illness and the corresponding evolving model for housing the mentally ill. The medicalization of treatment of mental illness is illustrated in the constructions of the North Lawn Building and the Crease Unit. The construction of the Henry Esson Young Building is evidence of the increasingly professional practices of psychiatric nursing and occupational therapy. The move away from centralized institutional delivery of health care and grand institutional imagery is seen in the most recent almost residentially scaled and detailed institutional buildings at the north end of the site: Connolly, Cottonwood, and Cypress Lodges. The abandonment of the early asylum buildings for medical treatment is an indicator of their incompatibility with the evolving model for psychiatric care in the late 20th century.

Character-defining Elements

- **C1** Essondale asylum complex
 - **C1a** West Lawn
 - **C1b** Centre Lawn
 - **C1c** East LawnCharacter-defining elements held in common:
 - scale, form, and symmetry of the original building
 - front facade, and less composed back side
 - reinforced concrete structure
 - architectural details associated with the covered porches
 - architectural details of the central entrance, and exterior stairs associated with the entrance
 - exterior details such as doors, windows, rusticated base, red brick facing
 - roof form and details, including soffit details, gutters and downspouts
 - hierarchy of rooms, including wards, halls, side rooms, and treatment rooms
 - interior detailing that reflects the building's place and time
- **C2** Nurses' Residence No. 1 and 2
 - scale, form, of the original building
 - architectural details associated with English residential idiom



Doctor's Row cottage [no date] (RHHS)



Boys' School cottages [no date] (RHHS)

C Grand Building Design / Modest Additions





East Lawn [no date] (RHHS)



North Lawn [no date] (RHHS)



Henry Esson Young [no date] (RHHS)

- including wood doors and windows, faux-timber detailing, and miscellaneous wood details
 - major interior rooms, including halls and original parlour
- **C3 Cottage groupings**
 - **C3a** Fern Terrace cottages 103 - 105 (Medical Officers' Residences)
 - **C3b** Holly Drive cottages 106 - 114
 - **C3c** Oak Terrace cottages 115 - 121
 - Character-defining elements held in common:
 - simple form and roof form, with ancillary roofs
 - architectural details associated with English residential idiom including wood doors and windows, faux-timber detailing, and miscellaneous wood details
- **C4 Boys' Industrial School building cluster**
 - **C4a** Valleyview Lodge
 - **C4b** Cottage 1
 - **C4c** Cottage 2
 - **C4d** Cottage 3
 - Character-defining elements held in common:
 - organization around Valleyview Lodge building
 - remnants of original formal road connection to the lower road (now the Lougheed Highway)
 - the simple form and roof forms
 - architectural details associated with English residential idiom including wood doors and windows, faux-timber detailing, and miscellaneous wood details
 - interior detailing that reflects the building's place and time
- **C5 Crease Unit**
 - siting close to Lougheed Highway
 - scale and symmetrical form of the original building and addition
 - front and back side nature of the design
 - restrained Italianate detailing in low relief using brick, terra cotta, and concrete faux stone work
 - roof form
 - architectural details of the central entrance, and stairs associated with the entrance
 - restrained early Modern interior detailing in polished stone in public areas, such as the entrance foyer and central interior stair
 - exterior details such as doors, steel windows, rusticated base, entrance stairs, and decorative metalwork
 - hierarchy of interior spaces, including central stair hall, wards, halls, side rooms, and treatment rooms
 - remaining original and early security bars on windows
 - use of obscure glass in side rooms that limit views out and in
 - interior detailing that reflects the building's place and time
- **C6 Crease Cafeteria**
 - proximity to formal connection with Crease Unit
 - underground connection with Crease Unit
 - restrained Italianate detailing
 - roof form and eave details
 - original elements of all four facades, including brick facing, rusticated concrete base detailing, Second Floor Level exterior wrought iron work, precast concrete trim, door and window openings, steel windows
 - interior detailing that reflects the building's place and time
- **C7 Henry Esson Young Building, including physically distinct classroom and residential blocks**
 - Modernist style concrete structure
 - formal differentiation of residential and classroom blocks
 - formal composition of plain brick facing
 - window elements in facade compositions, including punched openings and horizontal bands of windows proud of concrete structure
 - vertical circulation (elevator and stairs) expressed in differentiation of building form and materials
 - level access to ground floor areas
 - interior foyer and lounge areas

C Grand Building Design / Modest Additions



- **C8** North Lawn
 - scale and form
 - reinforced concrete structure
 - spare exterior detailing
- **C9** Lodge cluster with buildings of low scale, form, and low-profile siting of the buildings
 - **C9a** Connolly Lodge
 - **C9b** Cottonwood Lodge
 - **C9c** Cypress Lodge



Crease Clinic [no date] (RHHS)



Valleyview [no date] (RHHS)

D Places of Treatment and Therapy

The design of individual built and landscaped places throughout the site can be seen as manifestations of the treatment model of the day, and as such, the landscape and buildings collectively represent the evolving model of psychiatric care over the last 100 years.

The great treed lawn areas associated with the early Essondale asylum buildings form the most obvious evidence of the therapeutic model of treatment before the assistance of psychotropic medications. The lawns support views and vistas that add to the appreciation of the architecture and are still valued as a place of learning, recreation, beauty and reflection.

Interior spaces such as the wards, halls, and side rooms of the Lawn buildings and Crease Unit are physically powerful places for their close association with the very difficult lives of patients managed before the introduction of psychotropic drug treatment. This difficulty engenders mixed feelings about the Lands, as a place that was positive and full of hope for most, yet more troubling for others.

Buildings and landscapes constructed after the Essondale asylum campus are evidence of the rise of occupational and recreational therapy in treatment in the decades immediately following the Second World War, and the introduction of science-based medical intervention including psychotropic drugs. Places such as Finnie's Garden, Pennington Hall and the Tuck Shop are key evidence of the shift in treatment to include recreation and social mixing, as are the outdoor recreational areas such as the playing field and areas of the site used as recreational and gathering space.

Character-defining Elements

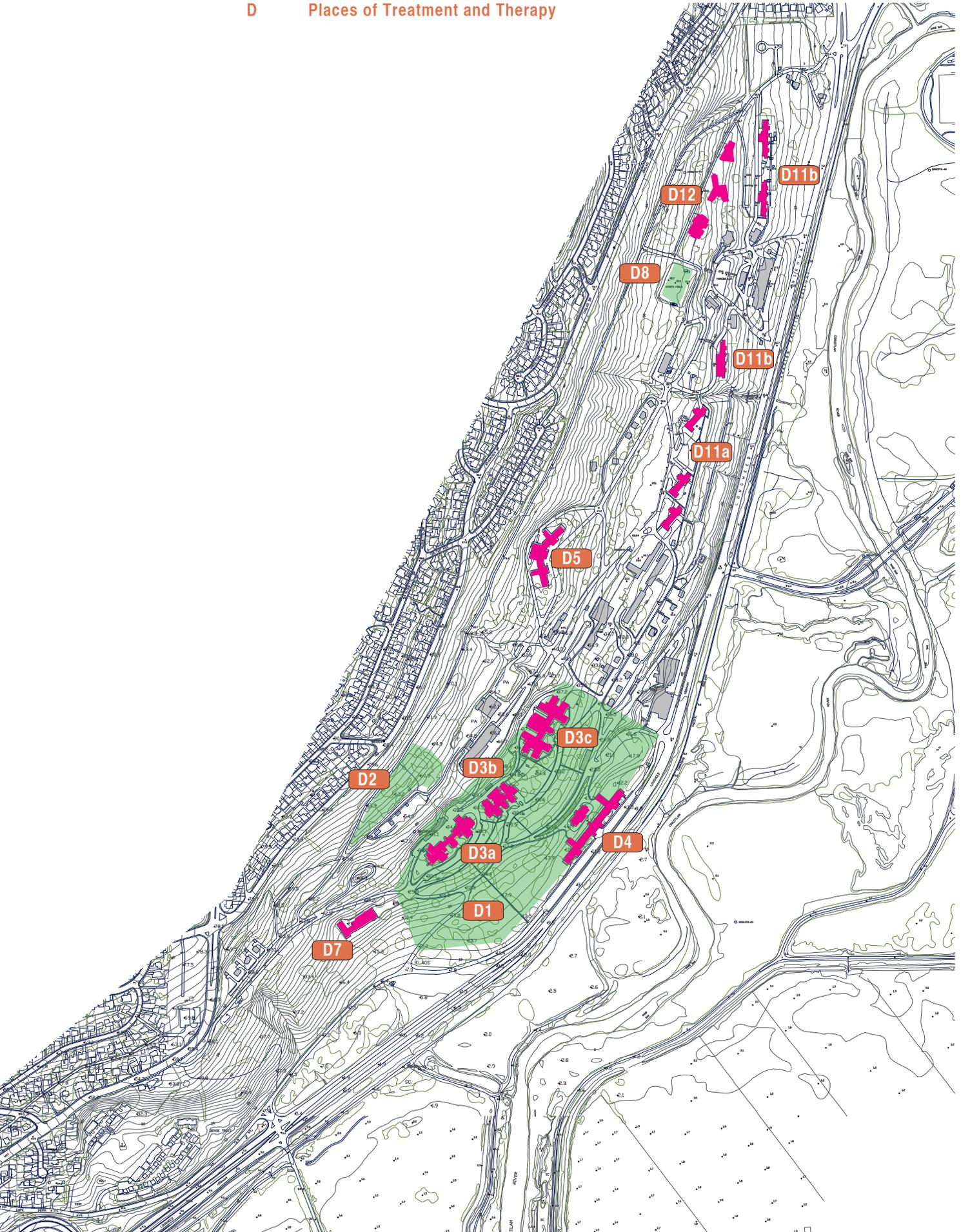
- **D1** Open lawns providing views from buildings to the Coquitlam River valley and north and north east to the mountains
- **D2** Finnie's Garden
- **D3** Essondale asylum buildings, including their interior patient areas and exterior balconies
- **D4** Crease Unit, particularly its wards, side rooms, treatment rooms and cafeteria
- **D5** North Lawn interiors
- **D6** Uses associated with the Tuck Shop
- **D7** Social and recreational activities at Pennington Hall, including its bowling lanes
- **D8** Playing fields
- **D9** Adjacency of Colony Farm
- **D10** Road network serving as parade route and general pedestrian use
- **D11** Brookside, Leaside, Roadside, Hillside and Units 5, 6, 8 as examples of post World War II dormitory and medical support facilities
- **D12** Connolly Lodge, Cottonwood Lodge, Cypress Place, as examples of current housing/treatment modes.

E Adaptability

The Riverview Lands are a valuable record of the adaptive re-use of land, building precincts and individual buildings in response to the changing needs of its residents and health care programs. Once a working landscape that served as an integral component of therapeutic programming, the site has come to be a place of quiet and serenity, important as a contemporary iteration of its original institutional therapeutic value.

The landscape is a record of near-constant revisions to accommodate and respond to the addition of building sites, facilitate the increase in reliance on motor vehicles, respond to changes in theory of the use of the landscape in treatment, and evolving building and landscape maintenance regimes. As the care for the mentally ill changed over the decades, the physical environment was altered to meet the changing needs and expectations of society.

D Places of Treatment and Therapy





Sports Day tug-of-war 1957 (RHHS)



Parade 1961 (RHHS)

Individual buildings are important for exhibiting histories of alteration and re-use in the service of accommodating changing institutional programs and spatial needs. The campus of buildings is important for displaying an ability to absorb and accommodate that change. Additions and alterations to the Essondale asylum buildings are a good example of the physical changes made to the substantial infrastructure in response to changing practices of care for mental illness such as the introductions of insulin treatment and psychotropic medicines, and the integration of men and women within units. Other buildings such as the cottage clusters and original nurses' residences are important for their history of adaptable residential accommodation or re-use as offices without extensive alteration.

The grand buildings of the Essondale campus are important for demonstrating their adaptability as infrastructure for institutional use, such as the Crease Unit's change from serving First World War veterans with shell-shock, to general short-term treatment for mental illness, to a use as a movie set. The community values the existence of building stock that is being re-used to house new programs, such as for those who suffer from mental illness and addictions, and values the collective resource of robustly constructed buildings for potential re-use. The current under-use of the great asylum buildings are a good marker of the challenge to find uses suited to redundant large complex structures.

Portions of the landscape, such as the great areas of lawn and Finnie's Garden, have undergone the adaptation from being integral component of the therapeutic treatment of mental illness to being commemorative and educational landscapes for the greater community.

Character-defining Elements

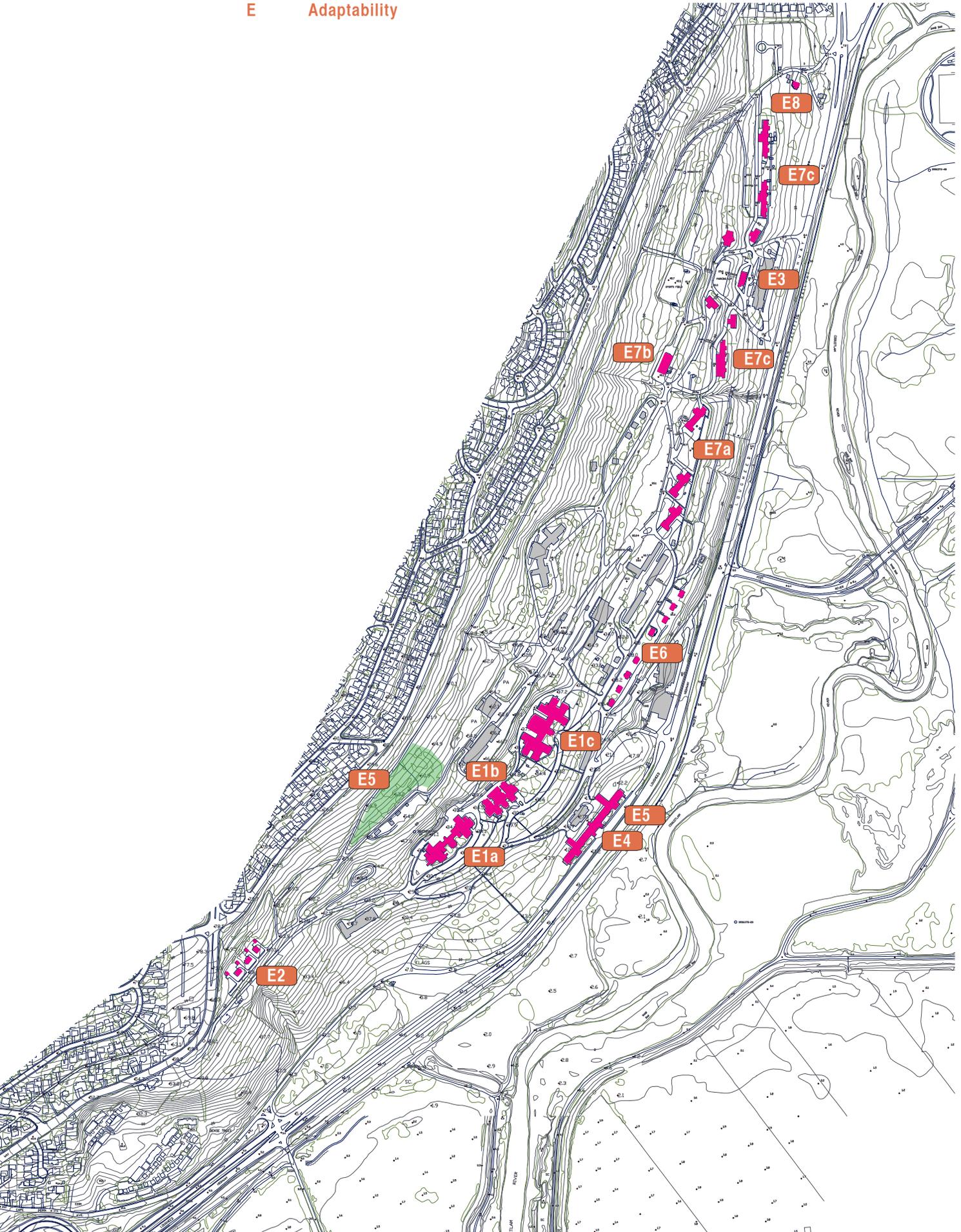
- **E1** Alterations and additions to the Essondale Lawn buildings
- **E2** Fern Terrace cottages 103 - 105, originally Medical Officers' residences, then used as first mini-care program, now used for the forensic cottage transitional program
- **E3** Boys' Industrial School residences re-used for hospital accommodation
- **E4** Alterations and additions to the Crease Unit
- **E5** New, changing, and diverse use of the site such as Crease Unit areas used by the film industry and the rehabilitation of Finnie's Garden
- **E6** Holly Drive cottages 106-114 originally staff cottages, then medical/office, now first provincial mini program (forensic cottage transitional program)
- **E7** Buildings with many transitions from dorms, medical treatment, offices, other ministry programs, and daycare
 - **E7a** Brookside, Leaside, Roadside
 - **E7b** Hillside
 - **E7c** Units 5,6 and 8
- **E8** Ambulance station

F Self-Sufficiency / Community Spirit

The physical presence of the Riverview Lands is treasured as evidence of an enduring and important provincial institution and community, even as its population and economic heft have waned. For many the Lands are significant for being the site of a century-long history of care for those with mental illness. Occupational and recreational facilities are important as evidence of Riverview's social role and as the source of many fond memories, such as the Sports Days, May Days, and the festive Christmas show put on with lights. The Riverview Hospital Historical Society is extremely valuable as a source of material documenting the spirit of the place over the decades.

Riverview Lands are one of the Coquitlam area's earliest and most high-profile settlements. They are a grand symbol of early provincial energy and dynamic vision for the future province, and are valued for having had an almost town-like comprehensiveness during its heyday as the province's leading hospital for the mentally ill.

Tri-City residents are proud that the institution that housed and fed and otherwise took care of a remarkable number of patients and staff ; peaking in 1956 at 4,300 patients and 2,200 staff. The spiritual life of patients was addressed by each major patient building having a chapel for religious services. The community values the mixes of use on the Lands that lend a sense of completeness of community, as physically demonstrated by the extensiveness of the campus of Essondale asylum buildings, the satellite groupings of cottages and support buildings, and supporting productive nearby farmland, all of which can be typically found in a small town. The surrounding neighbourhoods have taken the grand landscape setting to heart.



The institution is valued as being vitally important as a major enduring employer in the region. Many in the community value the institution as their place of stable, and often lifetime employment. The Lands are valued as a place shaped by many people including patients who brought their skills to bear on its building and maintenance, and as place where skills were learned as a means of joining the larger society.

Stories of staff and neighbours finding spouses from the pool of workers, stories about successive generations working on the site, and stories of those who lived on the Lands as children interacting with patients and the daily life of the institution, illustrate the embedding of both Riverview Hospital and the Riverview Lands into larger society.

The Lands are now highly valued by the surrounding community as a large and peaceful community recreational resource, having broadened its historic role as a place of therapy to be a place of peaceful refuge accessible to the surrounding population.



Credit Union [no date] (RHHS)



Landscape with orchard and cottages in background
1947 (BCAR i_28030)

Character-defining Elements

- **F1** Remnants of on site plant and food production, such as the tree nursery, fruit and nut orchards, and vegetable gardens
- **F2** Cemetery
- **F3** Close physical connection with Colony Farm land
- **F4** Buildings serving to support residents, workers and operations
 - **F4a** Old Fire Hall
 - **F4b** Dogwood Credit union
 - **F4c** Pennington Hall
- **F5** Artifacts forming the Riverview Hospital Museum Society collection, now in the care of the City of Coquitlam
- **F6** Ability of site to support living and work environments
- **F7** Ability of site to support an array of community events and different community uses
- **F8** Continuing use of structures and spaces by the surrounding community, including spaces within the Henry Esson Young Building
- **F9** Gardens valued by the current community
 - **F9a** Finnie's Garden
 - **F9b** Serenity Garden
- **F10** Locations of chapels, particularly West Lawn

G Stewardship of the Lands

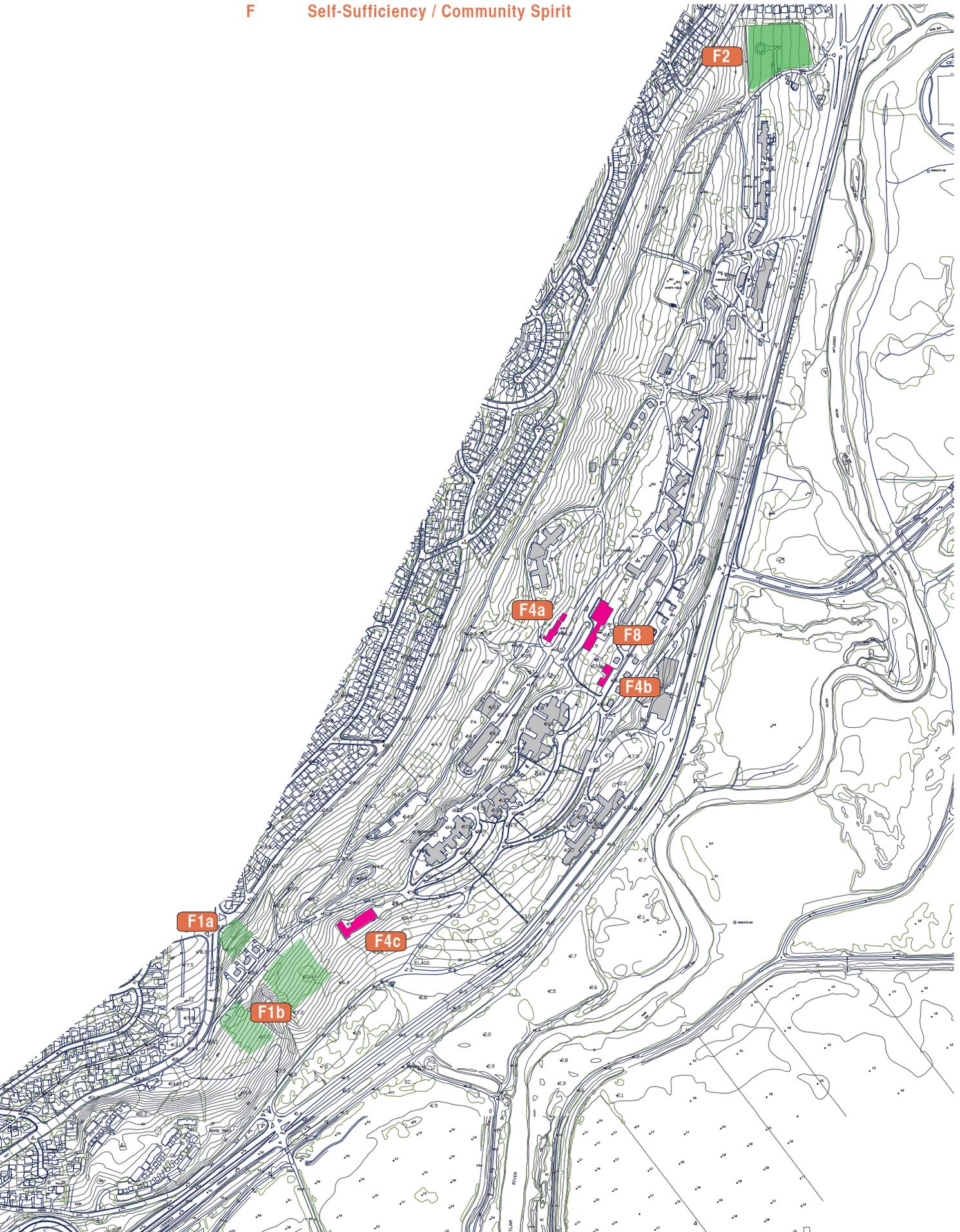
The Kwikwetlem First Nation has the longest connection with the place and an interest in its well-being. The City of Coquitlam undertakes planning initiatives in the area, and has an interest in the way the Lands are accessed and used by its citizens. Community groups feel a great attachment to the place, taking it upon themselves to catalog and monitor the site's features such as its trees and open space - and conduct tours of the site. They find the whole site an important rare resource for future generations.

The Riverview Lands are a provincial asset with a century-long history of governmental stewardship for all citizens of the province. By virtue of its natural history, its singular contemporary history as a major provincial institution, and its location in the urbanizing Tri-City region, the Riverview Lands are important for having a wide range of stakeholders each with a sense of ownership.

Character-defining Elements

- **G1** Ownership and management of the land as a single entity
- **G2** Kwikwetlem oral history
- **G3** Coordinated management of the site as one historic place
- **G4** Current use for health care (Fraser Health Authority and forensic cottages) and other public institutional uses

F Self-Sufficiency / Community Spirit



2.3 CRITERIA FOR IDENTIFYING SIGNIFICANCE¹

A complex cultural landscape such as Riverview is the integration of built features and the natural environment that consists of built and natural landscape elements, patterns of human activity, points of view, philosophies or ways of doing things that are a product of a particular place and time, and shared community and cultural meanings among people. While the Statement of Significance sets out the nature and level of significance of a place, the assessment of individual elements will provide the flexibility necessary for the management of future change. As the future of the Lands unfolds, the process of decision making for the overall Lands, its areas or sites, and individual components will need to be guided by an appropriate set of assessment criteria.

The purpose of the criteria is to assist in the future understanding of the relative values of the many character-defining features that remain on the Riverview site as decisions for its future are being made. The criteria may also be used for specific on-site conservation projects.

The resulting values-based assessment criteria reflect an understanding of the historical, aesthetic, cultural, spiritual, social, scientific, and educational significance of the place and have been developed with a consideration of the community values identified during the public consultation process.

2.3.1 Historical value

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. In general, the historical significance of a resource will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment. In other words, historical significance may not primarily lie in the fabric of a place.

Riverview has been identified as an historical landmark, for being important in the development of modern mental health care, and for its legacy of care - both positive and negative interpretations of that care being of significant historical importance. These criteria address how well a resource(s) reflects or supports the overall historical significance of the Riverview Lands and the ways in which it can provide a direct links to past people, events and aspects of life.

2.3.2 Aesthetic or formal value

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

The public consultation elicited many comments on the beauty of the Lands as a whole, yet the Lands contain many components that contribute to this beauty. In addition to the aesthetic value of the Lands as a whole, these criteria address heritage resources that have compelling designed, formal or aesthetic qualities, in and of themselves, and in their settings. Resources may also have important architectural or landscape significance, rarity or intactness. Consider whether there

¹ Information in this section has been synthesized from the following sources: Australia ICOMOS. *The Burra Charter: Charter for Places of Cultural Significance*. 1999; Government of New Zealand. *Guidelines: Assessing Historic Heritage Significance*; Kerr, Alastair. 2004. *Inventory and Evaluation of Historic Resources*, University of Victoria; Kerr, James Semple. 2004. *The Conservation Plan*, Sixth Edition, National Trust of Australia; Parks Canada. 2010. *Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition; Parks Canada. 2010. *Writing Statements of Significance*; United Nations Educational, Scientific and Cultural Organisation (UNESCO). *Operational Guidelines for the Implementation of the World Heritage Convention*.

is a particular degree of unity in its scale, form, materials, texture and colour, or if the resource represents an ultimate expression of its type.

2.3.3 Cultural value

Cultural heritage value has many aspects, including the potential of a place to yield primary information about past human activity. As such, it relates to the many connected cultural communities of the place, such as Riverview's culture of health care or culture of employment.

The cultural value of the Riverview Lands relates to the meanings of the Lands for the people who identify with it, and whose collective memories it reflects. Its significance is also found in the way aspects of the Lands contribute to the overall compelling story of the place.

2.3.4 Spiritual value

The spiritual value of a place relates to the ways in which it supported or was related to religious and spiritual beliefs

Religious institutions such as the chapel, or particular sites such as the cemetery may be found to have spiritual significance. Spiritual significance can also be intangible, and may be found in memories people have of Riverview, stories and events both positive and negative.

2.3.5 Social value

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group. It involves the meanings of a place for the people who identify with it, and communities for whom it is part of their collective memory. These criteria address the ways in which a resource(s) expresses the significance of the associations and meanings of the place for the local community today, and its deep and important meanings for people.

Social value has been found in Riverview's peace and tranquility, the care for the vulnerable in our society, mental health treatment in a peaceful, supportive setting, the concept of work and farming as therapy, its significance as an important community meeting place and its recreational values.

2.3.6 Scientific value

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information. Scientific significance focuses on the way a resource demonstrates a high degree of creative, research or technical achievement at a particular period and its importance as a source of knowledge about the past.

The Riverview Lands have been identified by the public as having a high level of scientific importance through the tree collection, a place of research, training and education, and which allows the public to connect and understand the connection between mental health and the environment. This criteria focuses on the way a resource demonstrates a high degree of creative, research or technical achievement at a particular period and its importance as a source of knowledge about the past

2.3.7 Educational value

The educational value of a place is its ability to contribute knowledge, instruction or information about the past, an instrumental value that is a consequence of the Lands' cultural or natural heritage values.

Riverview has been mentioned as a place with educational significance, through the tree collection, its architecture and past mental health care practice. This criteria identifies the potential of historic resources to yield information about past human activity as it relates to its ability to be used for teaching or giving lessons about the past, or information that may be useful in the future.

2.3.8 Ability to demonstrate / value as evidence

The ability of the Lands to demonstrate physically or culturally significant aspects of the site such as past hospital practices or its role as a self-sustaining community. This criteria is concerned with how well a heritage feature(s) contributes to an understanding or has value of evidence as a way of demonstrating past practices, such as horticulture, grounds management, therapy or mental health care.

2.3.9 Contribution to the Lands' sense of place

The Lands have been described as having a strong sense of place, a distinct character and a beauty all its own. This criteria defines how a heritage feature(s) relates to the ways in which people respond to the Lands through sensory and intellectual experience.

Included in this criteria is the contribution of a heritage feature(s) in support of the Lands' setting, the area surrounding the place whose limits are determined by sensory factors, such as visual (forested edges, building enclosures, sweeping lawns, backdrops of trees, viewsapes) or auditory factors (wind or water, site activity).

2.3.10 Associational links with events or people

This history of the Lands, and many of its buildings and places are associated with particular events, individuals or groups. This criteria determines the importance of a resource based upon its special association with events that occurred on the Lands, and the life or works of a person, or group of persons, of importance in the history of the Lands.

2.3.11 Environmental value

Environmental significance is an important value of the Riverview Lands, weighed through its potential for wildlife preservation, biodiversity, functioning ecosystem and delivery of ecological services. Environment is a significant contributor to how individuals achieve healing and health. This criteria focuses on the capacity of the resource(s) to contribute to the overall environmental health of the community.

Using the assessment criteria

These criteria have been developed based on accepted best-practice methodologies and an understanding of the overall heritage values attributed to the Riverview Lands. Their purpose is to assist SSBC and BC Housing in an ongoing process of recognizing the heritage significance of individual or groups of resources within the Lands at a greater level of detail, in order to understand their heritage values and prepare statements of significance leading to informed management decisions.

Any of the heritage features on the Lands can be assessed using the above criteria and the following methodology:

1. Consider the heritage feature against each of the criteria and assess its value through how significantly it expresses, reveals or satisfies the values expressed in the criteria.
2. Prepare a statement of significance (description, heritage values and character-defining elements) for the historic resource.
3. Consult the *Standards and Guidelines for the Conservation of Historic Places in Canada*
4. Use this information to guide conservation decisions and priorities for heritage resources on the Lands.

By applying this methodology, the extent to which the heritage feature has heritage value will be revealed.

Further guidance can be found in the following documents:

Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*. <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Australia ICOMOS. 1999. *The Burra Charter: Charter for Places of Cultural Significance*. http://australia.icomos.org/wp-content/uploads/BURRA_CHARTER.pdf

Kerr, James Semple. 2004. *The Conservation Plan*, Sixth Edition. National Trust of Australia Government of Queensland. "Using the Criteria, A Methodology." <http://www.qldheritage.org.au/assets/files/pdf/using-the-criteria.pdf>

Conveying the importance of a particular resource

Weighing the relative importance of potential resources is important if the conservation plan is to be an effective planning tool. The HCP is intended to guide discussion about conservation decision-making by clearly articulating heritage values. These values, balanced with the principles outlined in Section 3.4, help to prioritize where best to invest resources.

In order for the community to help shape the future management of the Lands, the language used to weigh the importance of the Lands' heritage resources is straightforward and non-technical. In every situation, it is important to understand whether the resource has any significance, and if so, what that significance entails.

3.0 HERITAGE CONSERVATION STRATEGIES

3.1 POTENTIAL IMPACTS AND ISSUES¹

This section summarizes the main conservation and management impacts and issues that may affect the identified heritage values of the Riverview Lands (Lands) in the short and long-term. The purpose is to ensure that a range of impacts and issues that may affect the significance of the Lands is identified. An understanding of the key potential impacts that may affect the Lands now and in the future is required in order to effectively identify and apply conservation strategies to help mitigate the potential negative consequences of any site interventions or non-interventions.

Potential impacts and issues that may affect the Lands' heritage values, character-defining elements and conservation strategies are outlined below. They have been identified relative to the significance and values of the Lands' set out in the preceding sections, and take into account the results of public and stakeholder consultations held during the preparation of the conservation plan.

Heritage conservation strategy table

Where impacts are directly related to heritage conservation, specific strategies have been developed for their mitigation. These strategies are outlined in the Conservation Strategy Table found in Section 3.5.

Environmental impacts

Environmental impacts are impacts that may occur because of environmental or ecological changes on the Lands. Environmental impacts can include climate change, the presence or spread of invasive species and natural disasters such as earthquakes.

Land use impacts

The impacts of land use anticipate actions or issues affecting the Lands that may occur due to current or future site uses. They include impacts on both built features and landscapes, as well as the interiors of buildings.

Impacts of aging

The forces of aging impact heritage values and character-defining elements through deterioration of buildings, structures and landscapes age. Condition surveys can determine the overall state of the character-defining elements, which will in turn determine the best conservation approaches. Aging will also impact existing utility systems, which can themselves deteriorate, and which could impact character-defining elements when upgraded.

Owner's requirements

Future use

The Lands are a Provincially-owned asset that must continue to satisfy the accommodation needs of the Government and government agencies (delivering programs and services, providing office space, etc.) while being prudent with available resources and addressing any other relevant issues. The aspirations of the community and the conservation of heritage values and character-defining elements will also be taken into account through the ongoing government stewardship of the Lands.

Operating and maintenance budgets

The Lands' character-defining elements could be impacted through reduced levels of regular

¹ Information in this section has been synthesized from the following sources: BC Heritage Branch *Heritage Conservation Planning Process*; Kerr, James Semple. 2004. *The Conservation Plan*, Sixth Edition. National Trust of Australia.



Grounds overlooking Colony Farm 1954 (R)



RHHS)

maintenance if operations and maintenance budgets are reduced significantly because of the primary tenant's departure. Maintenance is the simplest and most effective way to retain heritage value in the short term and can halt or diminish deterioration through prevention of water ingress, perimeter security and a base level of heating where appropriate.

External factors

External factors address any other requirements, exclusive of the categories above, which must be considered when developing conservation strategies. They include such things as statutory and legislative requirements, or the forces and issues identified by the public, such as community attitudes and expectations in relation to the place.

Jurisdictional and regulatory impacts

Because the Lands, while owned by the Province, may be influenced by other authorities, jurisdictional forces may impact the Lands through issues of cooperation, tenancy and management, primarily with the City of Coquitlam. Cooperation with the City of Coquitlam and the community surrounding the Lands to develop a vision for future use and/or physical development through a long-term land use plan could assist in the ongoing stewardship of the Lands and to sustaining their integrity as a whole management unit.

Regulatory impacts can occur from the application of any relevant legislation and bylaws, at both the local and provincial levels, including such issues as accessibility, building life safety, environmental design and building envelope.

Building envelope issues may include such things as:

- Increased thermal insulation is thought to be integral to making buildings function responsibly into the future, and includes thermal insulation masonry and wood frame structures
- Metal and wood windows are challenged by contemporary insulating performance standards
- Heritage roof assemblies may not meet contemporary insulation and ventilation standards
- Concrete and masonry foundations may not be up to current standards guarding against water ingress or current insulation standards

The City of Coquitlam zoning bylaw may reveal creative ways in which zoning can be used as a conservation tool in the future use and planning for the site. Aspects of the City of Coquitlam Official Community Plan, such as the *Southwest Coquitlam Area Plan*, may be applicable to future use and planning for the site. The BC Building Code offers alternate compliance methods for character-defining elements on heritage buildings, and consultation with code officials can assist in achieving building code objectives in a manner that minimizes the impact on character-defining elements. Alternative approaches and reasonable permitted variances for character-defining elements can also assist in achieving compliance with building codes.

The listing of the Lands on the City of Coquitlam Heritage Register gives the Province access to a range of heritage conservation tools available under the Local Government Act. These currently include:

- Planning and regulatory tools
- Heritage protection tools
- Financial tools
- Partnership tools

Market forces

Market forces will have an impact on both the buildings and landscapes at Riverview. The scale, form and character of new construction may be dictated by the market of the time and there may be expectations around the type and size of spaces for potential future uses such as residential

or office space, civic or educational uses, retail or commercial space and other potential uses. Measures can be taken to minimize the impacts of current market forces on the Lands' heritage values, such as:

- Alternative uses for the available buildings may be found that have a good fit with their existing configurations
- Contemporary market requirements can be sought that will reduce impacts on interior and exterior spaces that are character-defining
- Plans for interior and exterior spaces and the form and character of future additional development can be established which satisfy the economic expectations and needs of the owner, while retaining the primary characteristics of the Lands' grand landscape and campus-like feel.

Sense of abandonment

Some comments from the public focused on the perceived neglect, current emptiness and lack of vision for the Lands. The current approach to understanding the Lands' heritage values and the role of the conservation plan in their future needs to be effectively communicated to the public. Ongoing public engagement in conservation and in future land use planning will assist in ameliorating this concern.

Enduring myths

During the values gathering portion of the study, there were several value statements made by respondents that did not correspond with the documented historical record. In some instances opposing and contradictory statements were expressed as fact by respondents in support of particular values. While these enduring myths may form part of the heritage value of the Lands for some, they may, if perpetuated, have the potential to negatively impact the interpretation and representation of heritage value and character defining elements, which may lead to erroneous application of heritage strategy.

For example:

- The notion that John Davidson had an overall vision for a tree collection/arboretum at Riverview, established this, and planted many of the trees. His stated botanical focus was the native flora of BC and primarily consisted of herbaceous plants propagated in a nursery established in 1913 on the Colony Farm portion of Essondale. His collection was moved to UBC in 1916 before many of the tree collection plantings occurred.
- That the site was bequeathed to the Province by doctors and dedicated in perpetuity for mental health purposes. The land title record shows that fee simple title to the Lands was purchased by the provincial government in 1904.
- That the Hospital was a leading edge research facility throughout its history, and that this should be acknowledged, interpreted, and represented through character-defining elements and the communication of history. Despite the leading edge citation by some respondents, there are also contradictory opinions that this may have been the case for the early and post war years, but not for the latter stages of the hospital tenure.
- That the Lands (grounds and buildings), with only modest upgrades, could permit continued use as a large-scale mental institution. Current mental health care practices world-wide have evolved past large-scale institutional models. Because of their size and configuration, most of the large buildings on the Riverview Lands are not easily adapted to these contemporary mental health care practices.

When evaluating significance, applying heritage strategy or interpreting and communicating the heritage of the Riverview Lands, qualified heritage professionals should be engaged to check the veracity of the historical and interpretive materials.

3.2 OTHER DOCUMENTS TO BE CONSULTED

Since 2003, a number of principle-based values and vision documents addressing key features and elements of the Lands have been undertaken which contain information relevant to the conservation plan. The following documents should be used for reference in conjunction with this plan.

- *Riverview Lands Tree Collection Management Plan*, 2003
- *Riverview Lands Heritage Assessment Summary Report*, 2006
- *Tree Collection Vision*, 2006
- *Riverview - Footprint Educational Project*, 2007
- *Natural Areas Vision*, 2007
- *Cultural Landscape History*, 2008

Most of these documents are available from the Ministry of Citizens' Services and Open Government at http://accommodationandrealstate.gov.bc.ca/Major_Property_Updates/Riverview/Stewardship/

3.3 HERITAGE CONSERVATION APPROACHES

The focus of the conservation plan and the key function of the heritage strategies is to provide approaches to ways of managing the site's heritage values and character-defining elements. The heritage conservation of the Riverview Lands will be complex and multi-faceted, requiring a combination of conservation approaches at different levels and scales. After identifying and applying the appropriate conservation strategy for a particular character-defining element, decision makers can draw on an accepted array of choices and options in their approach to its conservation, while conserving its heritage value. The heritage field today is opening up to many creative possibilities, and the application of flexible and resourceful solutions to conservation challenges is encouraged and can yield superior and surprising results.

When developing heritage conservation approaches, consider: "Has the heritage place, element or feature any significance? If so, what?" Conservation decision making for the Lands and its component parts is based on an understanding of their significance as outlined in this document, and as later revealed in more detail through future individual statements of significance and feasibility studies to be prepared for specific character-defining elements.

The table on the following pages illustrates the broad range of available conservation approaches.²

² Information in this section has been synthesized from the following sources: *The Standards and Guidelines for the Conservation of Historic Places in Canada*; BC Heritage Trust *Principles of Heritage Conservation*; Denise Cook Design, *Yorke Island Conservancy Statement of Significance and Management Recommendations*; National Park Service, NPS Office of Policy NPS-28, *Cultural Resource Management*; Dunster, Julian and Katherine Dunster, *A Dictionary of Natural Resource Management*; The National Association for Interpretation, http://www.definitionsproject.com/definitions/def_full_term.cfm.

Conservation approach	Definition
Monitoring	<p>The systematic and regular inspection or measurement of the condition of the materials and elements of an historic place to determine their behavior, performance, and rate of deterioration over time.</p> <p>Monitoring is undertaken to ensure that adverse impacts on archaeological sites, buildings and structures, landscapes, and biological life-forms that could not be predicted or evaluated prior to site alteration or construction activities are addressed. For archaeological sites, monitoring requires the presence of a licensed archaeologist; for other heritage resources, it should be carried out by appropriate heritage professionals.</p>
Maintenance	<p>The most primary form of conservation is a site and building maintenance program. It is the routine, cyclical, nondestructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.</p>
Stabilization	<p>A minimum amount of work done to safeguard a resource from the elements and/or destruction and to protect the public from danger. This work may involve emergency structural reinforcing, cabling (with trees), protective coverings, or hoardings of a temporary nature.</p> <p>In most cases, stabilization is undertaken in order to preserve the character-defining element for future heritage conservation work.</p>
Mothballing	<p>The temporary closure of a building or other structure to protect it from the weather and secure it from vandalism. It is intended to safeguard a character-defining element over an extended period until such time as it is decided to proceed with conservation.</p>
Repair	<p>The process of returning a character-defining element to its prior condition when it has undergone changes attributed to failure, decline, wear, normal use, or abuse. A repair action does not alter or enhance the integrity, character, performance, or design intent of the heritage feature.</p> <p>Repair may include patching of existing components using technologically compatible materials and methods; limited replacement in-kind of components; complete replacement in kind of a component when the degree of change it has undergone precludes any other type of action. Repair activities may be regulated under the BC Building Code.</p>
Preservation	<p>The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.</p>
Restoration	<p>The process of accurately revealing, recovering, or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, as accurately as possible, while protecting its heritage value.</p> <p>Restoration is considered the primary treatment when the significance of a particular place during a particular time period significantly outweighs the loss of existing character-defining elements from other periods, and if there is substantial evidence of its appearance at an earlier time.</p>
Rehabilitation	<p>The action or process of making possible a continuing or compatible contemporary use of a historic place or landscape, or of an individual component, while protecting its heritage value. Rehabilitation makes possible an efficient contemporary use while retaining those portions and features which are significant to the resource's heritage values. New work is designed to be physically and visually compatible with and distinguishable from, the original historic place.</p> <p>With landscapes, rehabilitation is the most common intervention, since it allows for change necessary to satisfy present-day demands upon the site.</p> <p>In continued use rehabilitation, changes are made to a historic place that continues to be used for its original purpose. In adaptive re-use, the historic place is converted to a new use.</p>

Conservation approach	Definition
<p>Reconstruction</p>	<p>A building, site feature, or artifact that no longer exists is reproduced with new construction that exhibits the shape, material, and detailing (and often construction methods) of the resource as it once appeared.</p> <p>Authenticity is dependent on the amount of historical and pictorial evidence available for the original resource. Good documentary information without conjecture is essential in order to justify a reconstruction. With landscapes, planning should consider the age and arrangement of vegetation, allowing for growth and maintenance to continue an appearance that replicates the historical period.</p>
<p>Replication</p>	<p>Making an exact copy of portions of an existing structure, feature, or artifact, usually to replace a missing or decayed component in order to maintain aesthetic unity and harmony. Replication is often used for cosmetic reasons in restoration work. If valuable cultural property is being threatened or damaged irretrievably by its environment, it may have to be moved to a more protected environment. A replica may be substituted in order to maintain heritage integrity and the unity of a site or building.</p>
<p>Renovation</p>	<p>Occurs when extensive changes and/or additions are made to an existing building internally and externally in order to ‘renew’ the structure. Cultural landscapes can also be renovated, an action often described as garden renewal. These changes are often made in response to the need for more space, repair, general improvements, or lifestyle considerations.</p> <p>Renovations may be made in harmony with the existing building and neighbourhood, although conservation of heritage fabric is not the first priority of this intervention.</p>
<p>Deconstruction or salvage</p>	<p>The process of retaining and protecting from deterioration historic fabric or elements that have been removed from their original context.</p> <p>Selected parts of a building or landscape are protected for renovation or reuse, consisting of actions to carefully dismantle and reassemble building, structure, or artifact; in situ if possible, but often ex situ on another site.</p> <p>This process is often undertaken out of structural necessity, for the protection of significant individual features from permanent loss, to repair deteriorated material, to observe historic construction techniques or protect materials for future re-use. The term also applies to natural heritage and landscape values such as plants.</p>
<p>Re-use</p>	<p>Reinstalling components of deteriorated buildings, structures or landscapes in-situ or elsewhere on the site.</p>
<p>Managed decline</p>	<p>Allows a character-defining element to remain on site and slowly degrade or deteriorate rather than be moved or demolished. Over the long-term the natural forces of nature are used to allow the site to become a historic ruin. The first phase of managed decline typically involves carefully documenting the character-defining elements and then removing but storing in situ salvageable or unsafe parts of the building or structure.</p> <p>Documenting the process of decline is an important component of site interpretation. It is managed through measures such as temporary scaffolding or supports using appropriate historical elements, and maintenance such as removal of leaves and debris, to prolong the life of the resource and celebrate its disappearance.</p>
<p>Interpretation</p>	<p>A process of communicating messages about cultural and natural heritage, or telling stories about a place, that forges emotional and intellectual connections between the interests of the audience and meanings inherent in the resource. The presentation can relate to the way the place is now, has been, used, seen, touched, smelled and tasted, giving impact to evocative stories and meanings.</p> <p>The range of interpretive techniques is vast, and can include such things as interpretive signs, the retention of parts of buildings or structures, interpretive interventions designed into new construction, site furnishings or public art.</p>

3.4 CONSERVATION PRINCIPLES

The conservation principles summarize the major over-arching concepts that will govern the conservation of the Riverview Lands and their component parts and elements in the long and short term.

1. All heritage conservation work will consider the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
2. Acknowledge that Riverview's heritage values are local, regional and provincial.
3. Acknowledge the Lands' history of change, evolution, and variety of uses.
4. Consider the heritage values of all peoples, places and time periods in decision-making for the Lands.
5. Balance social, environmental and economic sustainability criteria with conservation methods that have minimal impact on identified heritage values when making land use and land management decisions, an approach that allows functional goals to be met with the least physical intervention.
6. Heritage conservation should take into consideration all heritage values including natural, physical, cultural and intangible (oral histories, stories and memories).
7. Consider compatibility with physical and cultural heritage values and character-defining elements when identifying any new uses for the Lands.
8. Fully document heritage resources before any changes take place.
9. Utilize a range of conservation approaches and a variety of ways of communicating tangible and intangible heritage values to accommodate the trade-offs and compromises that may be required in the conservation of the Lands.
10. Consider the compatibility of any proposed physical changes with character-defining features.
11. Public engagement and dialogue is integral to sustaining heritage value on the Riverview Lands.

3.5 IMMEDIATE ACTIONS

1. Develop an overall communication strategy to keep the public informed on matters related to the heritage conservation of the Riverview lands

Features identified in the Conservation Plan (building or landscape elements) as being character-defining are to be subject to the following immediate actions:

2. Prepare and implement stabilization strategies (such as mothballing or maintenance) for individual character-defining buildings, features and landscape elements where inaction may result in loss of heritage value.
3. As an aid to future land use planning, commission a high-level condition survey of the identified character-defining elements of the Lands to understand their current state of repair.
4. Conduct a feasibility study for the re-use of buildings that are character-defining, including a facility condition index assessment (FCI) that captures the economic and heritage value of existing structures. Consider the economic feasibility of re-using existing buildings as opposed to building new. Ensure a heritage conservation expert is involved in any feasibility study for heritage resources.
5. Commence the development of the land use plan for the overall site that takes into consideration how heritage resources may be conserved as part of this plan.
6. Where change is contemplated, identify in detail the character-defining elements of each affected feature, using this conservation plan to understand heritage values, assist in listing character-defining elements, and guide thoughtful heritage conservation actions.



Boys' Industrial School formal entryway [no]



date] (RHHS)

3.6 HERITAGE CONSERVATION STRATEGIES

This section outlines the conservation strategies that will assist in the heritage conservation management of the Riverview Lands. These strategies flow from the heritage values of the site and which are embodied in the site's character-defining elements, identified in the statement of significance. The strategies address potential impacts which may affect heritage value, and are based on best practices as outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Heritage conservation measures may need to be taken for the Lands' character-defining features in both the short and long-term because of events that could include change of use, maintenance needs or land planning. The strategies tables list anticipated impacts and actions that may affect the Lands in the future. The heritage strategies offer a necessarily high level of conservation guidance, as the future use(s) of the Lands and their component parts is not yet known.

Throughout the process, communication with the public will be required to keep them engaged and informed about any plans or actions taking place on the Lands, and how the conservation plan is being implemented in order to conserve heritage value.

While conservation planning considers how the core actions of preservation, rehabilitation, or restoration (and all related approaches) can impact the values of an historic place, many other factors related to site use, retention of significance, planning, building regulation etc. can have an impact on the heritage values of the place. Impacts specifically identified as being singular to the Lands are addressed in the conservation strategies in order to mitigate their potential negative consequences.

Topics in the following tables organize the ways in which the Lands' heritage values could potentially be impacted; the specific character-defining elements potentially affected are identified; and the suggested strategies for mitigating those impacts are listed.

For clarity, the topics and accompanying strategies have been organized into four strategy tables based on the key areas for assessing the potential impacts on heritage values.¹

1. Retaining significance

Considers how the heritage value and sustainable use of the historic place could be affected by the continuation of its present circumstances or in the face of planned physical change.

2. Owner or user requirements

Considers the impacts of any changes that are required to allow the place to continue to serve a useful purpose or to accommodate future uses or requirements.

3. Physical circumstances

Considers the physical condition of a heritage feature, physical features that may have an impact on planning or use, and the forces of aging.

4. External factors and regulations

Considers the impacts of relevant laws and bylaws including the Building Code, responses to climate action, or how any other outside forces will have an impact on the heritage values of the historic place.

The Heritage Conservation Plan is intended to be a key guiding document for BC Housing's land use planning process. Its role is to prepare all parties to enable them to integrate heritage conservation into land-use discussions. Without knowing the content of these future discussions, the strategies anticipate how heritage values might be affected or impacted. As different land uses or development actions are considered, the conservation plan will be consulted with regard to the heritage values of impacted features and the strategies will provide guidance on the mitigation of these impacts. At the conclusion of the land use planning process, the strategies will continue to be consulted for heritage conservation guidance as the Lands develop and change.

¹ BC Heritage Branch *Heritage Conservation Planning Process*; Kerr, James Semple. 2004. *The Conservation Plan*, Sixth Edition. National Trust of Australia.

3.7 CONSERVATION STRATEGY TABLES

1. Retaining significance	Potential impacts on character-defining elements	Impacted CDEs and SOS reference		Strategies to mitigate impacts
1A. Site planning and landscape design	<p>Riverview's complex cultural landscape is composed of a number of integrated but diverse elements, and is valued as more than the sum of its parts. The site also demonstrates its evolution over time, as new open spaces were developed and others used in different ways.</p> <p>This evolved harmony of elements in their present configuration may be impacted by site planning or landscape design that does not take into account the layered nature of the landscape and its evolution over time.</p>	<p>Landscape and its character-defining elements Evolution of a grand landscape Sense of place and campus-like feel (CDEs B1-B24)</p>		<p>1A1. When considering new landscape design, conserve the overall existing sense and inter-relationship of landscape features, including trees, forest, water, topography, designed landscapes, built features and other landscape components.</p> <p>1A2. In any future site design, incorporate site planning and landscape design that respects the overall character of the site, its grand landscape design and its campus-like feel.</p> <p>1A3. Where new landscape design is considered, ensure that any new features acknowledge historical landscape elements and are compatible with existing landscape elements either natural or cultural.</p> <p>1A4. Consider the history of the evolution of the site in landscape design decisions.</p> <p>1A5. Integrate interpretive elements and methods as part of future site planning and design.</p>
1B. Building planning and design	<p>While the iconic monumental buildings are often the focus of the Lands, other buildings are character-defining through their illustration of the different eras of health care delivery and building design over time, and as existing buildings were re-purposed to meet community needs.</p> <p>Impacts to this evolved built form could consist of a building program that may not recognize this diversity of form and use.</p>	<p>Variety of building types that have evolved over time (CDEs C1-9,D11, D12, E7-8, F4)</p>		<p>1B1. Conserve the heritage value of the Lands by considering its character-defining elements in any new additions or new construction.</p> <p>1B2. Make any new building work physically and visually compatible with, but distinguishable from, the built form currently found on site.</p> <p>1B3. Ensure the massing and scale of any new buildings is in character with other buildings and structures to conserve the campus-like character and feeling of the place.</p> <p>1B4. Consider a variety building styles, massing and types that reflect the site's past history of use and change.</p> <p>1B5. Consider a strategy of building or building cluster retention that illustrates all of the eras of site development and mental health care.</p>
1C. Species at risk	<p>The Lands contain a number of species considered at risk in Canada, which are considered an important part of the site's natural heritage values. Wildlife species that use the Lands may become threatened or endangered because of a combination of biological characteristics and identified threats.</p>	<p>Native species Identified wildlife species at risk Tree collection, including specimen trees at risk elsewhere in the world (CDEs A2, A4, B20-22)</p>		<p>1C1. Reclaim or re-establish natural character-defining features in a manner that promotes environmental protection.</p> <p>1C2. Identify critical environmental elements of the physical wildlife corridor linkages and their values.</p> <p>1C3. Manage the site in such a way that rare or endangered character-defining vegetation, habitat and rare and endangered species are protected.</p> <p>1C4. Identify and create a plan that protects character-defining vegetation that is critical to rare or endangered species.</p> <p>1C5. Ensure the continuance of portions of the site as a wildlife corridor link</p> <p>1C6. Ensure the continuance of ground, air and light conditions for trees to thrive</p>

2. Owner or user requirements	Potential impacts on character-defining elements	Impacted CDEs and SOS reference		Strategies to mitigate impacts
2A. Current use of the site	<p>Current uses on the Lands consist primarily of Government of British Columbia uses, recreational, community and other uses.</p> <p>These uses are contained within the current infrastructure of the Lands and are expected to have some impacts on heritage values.</p> <p>The impact of minimal ongoing maintenance is considered an impact during current site uses.</p>	Entire site and its character-defining elements		<p>2A1. Consider the way in which an ongoing maintenance program (immediately and in the future) should be approached in order to avoid extensive repair or rehabilitation costs later.</p> <p>2A2. Consider a maintenance regime consisting of routine, cyclical, non-destructive action as a factor in slowing the deterioration of character-defining elements, and which employs corrective, emergency and planned routines.</p> <p>2A3. Continue to monitor and evaluate the ways in which current uses are or might potentially compromise character-defining elements.</p> <p>2A4. Develop protocols for specific uses (film making, recreational uses, etc.) that both mitigate damage to, and encourage enhancement of, character-defining elements.</p> <p>2A5. As a pro-active mitigation measure, enlist community groups active on the site to help educate users about the site's heritage values.</p> <p>2A6. Acknowledge that patients are still in residence on the site in the Fraser Health lodges and forensic cottages and encourage the ongoing use of the Lands for mental health treatment. Maintain current photographic limitations.</p>
2B. Site use changes	<p>The consideration of the site as one holistic entity has been defined as an over-arching value. Further internal fragmentation of the site and the increased urbanization of its character are impacts that can affect the site's overall sense of wholeness.</p> <p>While a key value of the site is its ability to historically accommodate a range of uses, this may impact the balance between potential uses and the site's sense of place, campus-like feel and the consideration of the Lands as a place of tranquility and healing.</p> <p>With the closure of Riverview Hospital, the province may identify different priorities for the Lands. The primary issue resulting from a change in priority is the consideration of alternative uses for the site.</p> <p>Potential changes to the use of the Riverview Lands are a key development that may impact this holistic quality, as well as other character-defining elements.</p> <p>The alteration of growth conditions such as shading, drainage, water table, etc. can impact the health of character-defining trees.</p>	<p>Entire site and its character-defining elements</p> <p>The use of the Lands as place of healing</p> <p>Evolution of a grand landscape</p> <p>Sense of place and campus-like feel</p> <p>Adaptability and change of use over time</p> <p>History as a self-sustaining village</p> <p>(CDEs B8, B12 a and b, B18, B20, B21, B22, B24, C1-9, D1-4, D10-12)</p>		<p>2B1. During planning for future site uses, take into consideration the overall arrangement and relationships of forests, open space, topography, built features and all other landscape components that are important in defining the overall heritage value of the site.</p> <p>2B2. Ensure that the land use plan retains or expresses the character-defining elements essential to the continuation of the site's identified sense of place, conserving or enhancing the special character of the Lands as a cohesive whole.</p> <p>2B3. Develop a long-term land use plan for the entire site that respects heritage values and that is supported by the Provincial government.</p> <p>2B4. When evaluating future site uses, consider those that benefit from and which complement the Lands' past use as a place of healing and its sense of tranquility.</p> <p>2B5. Find appropriate uses for the site as a whole, and any component parts or spaces, that respect its character-defining elements.</p> <p>2B6. Encourage a broad range of uses on the Lands which will promote a self-sustaining and village-like feel.</p> <p>2B7. Consider only high quality development opportunities that make proper reference to the site's character-defining elements that remain.</p> <p>2B8. Ensure that site use changes do no compromise the health of character-defining vegetation.</p> <p>2B9. Develop a plan for site-wide interpretation, considering an approach that reflects both positive and more troubling aspects of the site's history.</p> <p>2B10. Develop plans for interior and exterior spaces, with a form and character of development, that satisfy the economic expectations and needs of the site while retaining the primary characteristics of the site's grand landscape and campus-like feel.</p> <p>2B11. Explore opportunities to implement heritage conservation tools and incentives on the Lands with the City of Coquitlam and Metro Vancouver.</p>

2. Owner or user requirements	Potential impacts on character-defining elements	Impacted CDEs and SOS reference		Strategies to mitigate impacts
2C. Landscape uses – planted landscape	<p>Riverview's overall setting contributes to the significance of a cultural landscape and may help explain its origins and subsequent development and evolution.</p> <p>The tree resource at Riverview is composed of second growth native forest and deliberately planted trees. Other landscape features such as gardens, lawns, orchards and paths contribute to the value of the planted landscape.</p> <p>The key impact on the planted landscape is a potential change of site use, which may involve increased site density, new development and new landscape design.</p> <p>There is also a potential impact on a number of the trees around the buildings if the buildings are not retained.</p>	<p>Site setting Relationship of buildings and trees Tree collection Open lawn areas Orchards Cultivated and therapeutic gardens Nursery remnants Planted areas Secret forest paths Views (CDEs A1, A2, A4, A5, B5-B9, B10 a and b, B11, B12, B13, B17, B20-23, F1)</p>		<p>Current</p> <p>2C1. Prepare a maintenance / management manual to support the ongoing care of character-defining elements in the landscape.</p> <p>2C2. Protect and maintain vegetation by using non-destructive methods in daily, seasonal and cyclical maintenance tasks.</p> <p>Future</p> <p>2C3. Consider the retention of character-defining planted landscape elements and structures in their current location and arrangement, unless changes to location are overridden by a competing conservation strategy.</p> <p>2C4. Retain the spatial organization of the planted landscape and its features, or groups of features, such as the relationship between planted vegetation and buildings.</p> <p>2C5. Prepare a statement of significance for character-defining landscape features or groups of features prior to undertaking any landscape conservation work to provide a more detailed understanding of the feature's values and specific character-defining elements. The SOS is to be prepared internally by a heritage conservation professional and based on the publicly-reviewed values identified in the HCP.</p> <p>2C6. If a character-defining planted landscape element is replaced, make the new elements match the forms, materials and detailing of the original element.</p> <p>2C7. Minimize the impact on character-defining planted landscape features when making the site universally accessible.</p> <p>2C8. Repair or rejuvenate deteriorated or missing planted landscape features where there are surviving prototypes.</p> <p>2C9. Integrate character-defining planted landscape elements into any future development plan.</p> <p>2C10. Retain and perpetuate character-defining vegetation through the propagation of existing plants by preserving seed collections and genetic stock cuttings.</p> <p>2C11. Conserve views and vistas from, to and within the site.</p> <p>2C12. Consider current site use and potential future use of the cultural landscape by the local and regional community in any future planning.</p> <p>2C13. Consider the heritage importance and significance of historic uses (such as farming, botanical nursery, on-site events) as a guide to planning the future use of the landscape.</p> <p>2C14. Ensure that all planned land use changes consider the goals of the tree collection found in the <i>Riverview Tree Collection Vision</i> and the <i>Riverview Lands Tree Collection Management Plan</i>.</p>
2D. Landscape uses – constructed landscape	<p>Potential impacts on character-defining constructed landscape elements include encroachment of vegetation and future land use and site design.</p>	<p>Stone walls Grand stair to West Lawn Level ground Cemetery Playing fields Streetscapes Constructed landscape details (CDEs B4, B9-B12, B16, D8)</p>		<p>Current</p> <p>2D1. Prepare a maintenance / management manual to support the ongoing care of character-defining elements in the landscape.</p> <p>2D2. Repair and maintain deteriorated hard landscape features in order to ensure their longevity. Repairs should be physically and visually compatible with and distinguishable from character-defining features and materials.</p> <p>Future</p> <p>2D3. Consider the retention of the location or arrangement of character-defining constructed landscape features, and the relationship between constructed landscape features and the planted landscape, unless changes to location or arrangement are overridden by a competing conservation strategy.</p> <p>2D4. Prepare a statement of significance for character-defining constructed landscape features or groups of features prior to undertaking any landscape conservation work to provide a more detailed understanding of the feature's values and specific character-defining elements. The SOS is to be prepared internally by a heritage conservation professional and based on the publicly-reviewed values identified in the HCP.</p> <p>2D5. Conserve constructed landscape features such as walls and stairs. Retain playing fields and areas of level ground important for recreational and social uses.</p> <p>2D6. Repair or rejuvenate deteriorated or missing constructed landscape features where there are surviving prototypes.</p> <p>2D7. Minimize the impact on character-defining constructed landscape features when making the site universally accessible.</p> <p>2D8. Consider the integration of character-defining constructed landscape elements into future development plan.</p> <p>2D9. Design and install new constructed landscape features, if required by a new use, which are compatible with the character of the Lands.</p>

Table 2. Owner or user requirements

2. Owner or user requirements	Potential Impacts on character-defining elements	Impacted CDEs and SOS reference	Strategies to mitigate impacts
2E. Continued use of cemetery	The Riverview cemetery, opened for the burial of patients, is an important part of the Lands' spiritual value. This value may be impacted through further development of the cemetery, a change in its character, or its use by the general public.	Cemetery, in-ground markers and landscape features CDEs B11, F2)	<p>2E1. Conserve the character-defining features of the original cemetery.</p> <p>2E2. Continue to administer the cemetery according to the Cremation, Interment, and Funeral Services Act [SBC 2004] chapter 35.</p> <p>2E3. Consider the division of the Riverview Hospital cemetery into two sections in order to maintain the integrity of the original patients' cemetery, with the use of different materials for new, non-patient markers.</p> <p>2E4. Consider a policy of no further internments except former patients.</p> <p>2E5. Consider establishing an ongoing cemetery maintenance fund.</p> <p>2E6. Prepare an interpretive plan for the cemetery that expresses its contribution to the Lands' history as a community for mental health.</p>

3. Physical Circumstances	Potential impacts on character-defining elements	Impacted CDEs and SOS reference		Strategies to mitigate impacts
3A. The natural landscape	<p>The natural landscape at Riverview is identified as being important environmentally and recreationally, including its critical role in habitat linkages.</p> <p>Impacts on the natural landscape can include the spread of invasive species, continued external development pressure and encroachment and changes in water or other regimes during site change.</p>	<p>Natural species Identified rare or endangered tree and wildlife species Riparian areas and their associated wildlife (CDEs A1 a to g, A2, A3, A4, A5)</p>		<p>3A1. Understand the site's ecological features and how they contribute to the natural and cultural heritage value of the landscape.</p> <p>3A2. Balance the conservation of the historical and cultural character of the Lands with the site's naturally occurring biodiversity.</p> <p>3A3. Manage invasive species by removing or reducing invasive alien species that are resulting in the loss of character-defining ecological, landscape and built features and their components.</p> <p>3A4. Maintain the continuity of natural areas by promoting contiguous relationships with evolved natural areas such as Colony Farm Park and Riverview Forest.</p>
3B. Site circulation	<p>The meandering circulation system on the Lands, primarily the roadways, is the result of an adaptation to local topography and a design sensibility related to the early buildings. Improvements, such as widening or straightening, to site circulation for engineering or safety reasons can impact the character-defining form and character of the roadways.</p>	<p>Site topography Remnants of the original, and relocated Pitt River Road right-of-way Connection to transportation routes Holly Drive, Oak Terrace, Violet Way streetscapes Narrow paved serpentine roads Slow vehicular speed Tree-lined roadways Grand stair to West Lawn Forest paths (CDEs B2-B4, B13, B15, B16, B23, D10)</p>		<p>Current</p> <p>3B1. Conserve aspects of the circulation system - such as topography, paths, walkways, parking lots, roads – that are important in defining the overall heritage value of the landscape.</p> <p>3B2. Manage current roadways, pathways and walkways to retain their character-defining elements.</p> <p>Future</p> <p>3B3. Acknowledge the evolution and heritage value of the circulation patterns and systems, and how they contribute to the heritage value of the cultural landscape.</p> <p>3B4. Understand and conserve the collective character-defining elements that comprise the site's streetscapes.</p> <p>3B5. Where appropriate, integrate new development into the existing pattern of roads and paths.</p> <p>3B6. Conserve human-engineered topographical changes that are important in defining the overall heritage value of the landscape.</p> <p>3B7. Consider that the historical roadway configuration and resulting slow vehicular speeds may become part of a system of traffic calming.</p> <p>3B8. Retain the character of existing streets in any new roadway design and create a roadway hierarchy to minimize design changes to most roads.</p> <p>3B9. Interpret early trails and roadways no longer visible on the Lands by such means as marking them in the landscape.</p>
3C. Buildings (structure and exterior)	<p>Potential impacts on hard or built landscape elements include encroachment of vegetation and future land use and site design.</p> <p>Health and safety upgrade requirements can result in extensive alterations to existing structural framework. The BC Building Code is the guiding document for these building upgrades.</p>	<p>All character defining buildings All character defining buildings (CDEs B19, C1-C9, D11-12,-, E7-8, F4)</p>		<p>Current</p> <p>3C1. Stabilize or repair deteriorated building features by structural reinforcement or weather protection as required until any additional intervention is undertaken. Repairs should be physically and visually compatible with and distinguishable from character-defining building features and materials.</p> <p>3C2. Identify vegetation encroachment that is impacting character-defining building exteriors and prepare appropriate action plan.</p> <p>Future</p> <p>3C3. Conserve the Riverview Lands' character-defining buildings.</p> <p>3C4. Prepare a statement of significance for individual buildings prior to undertaking any changes to provide a more detailed understanding of the building's values and specific character-defining elements. The SOS is to be prepared internally by a heritage conservation professional and based on the publicly-reviewed values identified in the HCP.</p> <p>3C5. Find a new uses for character-defining buildings that are compatible with physical and cultural heritage values and character-defining elements and require minimal intervention to the existing fabric.</p> <p>3C6. Prior to any decision-making about a building's future, carefully consider all alternative conservation approaches that may be implemented to effectively communicate the heritage values of that building to the public. Conserve exterior building elements and materials in-situ or re-use them elsewhere on the Lands.</p> <p>3C7. Conserve the heritage value and character-defining elements of buildings when creating any new additions or any related new construction. Make the new work visibly compatible with and distinguishable from the character-defining building.</p> <p>3C8. Minimize the impact on character-defining buildings when making the site universally accessible.</p> <p>3C9. Review the impact of building code compliance on character-defining elements and work with code officials to achieve code objectives in a manner that minimizes the impact on character-defining elements.</p> <p>3C10. Investigate systems, methods or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary interventions can be avoided.</p> <p>3C11. Consider the retention of the character-defining location or arrangement of buildings, and the relationship between buildings and the planted landscape, unless changes to location or arrangement are overridden by a competing conservation strategy.</p>

Table 3. Physical Circumstances

3. Physical Circumstances	Potential impacts on character-defining elements	Impacted CDEs and SOS reference		Strategies to mitigate impacts
3D. Buildings (interiors)	Potential impacts on building interiors include future building uses and encroachment of vegetation.	Lawn buildings, Henry Esson Young, Crease Clinic, Nurse's Residences 1 and 2 (Administration and Fernwood Lodge), residential cottages, Boys' Industrial School buildings CDEs C1-C7, D5)		<p>Current</p> <p>3D1. Document interior character-defining elements and identify any particular maintenance requirements.</p> <p>3D2. Identify vegetation encroachment that is impacting character-defining building interiors and prepare appropriate action plan.</p> <p>3D3. Stabilize and repair character-defining interiors.</p> <p>Future</p> <p>3D4. Prepare a statement of significance for individual building interiors prior to undertaking any changes to provide a more detailed understanding of the feature's values and specific character-defining elements. The SOS is to be prepared internally by a heritage conservation professional and based on the publicly-reviewed values identified in the HCP.</p> <p>3D5. Ensure proposed future uses have minimal impact on character-defining elements.</p> <p>3D6. Ensure character-defining interiors are minimally impacted when making the site universally accessible.</p> <p>3D7. Prior to any decision-making about the future of a building's interior, carefully consider all alternative conservation approaches that may be implemented to effectively communicate the heritage values of that interior to the public. Conserve interior elements and materials in-situ or re-use them elsewhere on the Lands.</p> <p>3D8. Consider the retention of the character-defining location or arrangement of rooms within buildings, unless changes to location or arrangement are overridden by a competing conservation strategy.</p>
3E. Building deterioration	Exposure to environmental elements can cause building materials to deteriorate. Deterioration of buildings over time can be caused by impacts such as envelope failure from water ingress (walls and foundations); ultraviolet light; plants or vines; dry rot or other physical factors.	All character-defining buildings, exterior and interior (CDEs B19, C1-C9, D11-D12, E7-8, F4)		<p>3E1. Identify and assess the level of deterioration in all character-defining buildings.</p> <p>3E2. Prior to any decision-making about a building's future, carefully balance its social, economic and environmental objectives through a feasibility evaluation process. Ensure a heritage conservation professional(s) is involved in the feasibility evaluation.</p> <p>3E3. Identify and follow best-practices, such as those advocated by English Heritage in Vacant Heritage Buildings for mothballing a character-defining building to maintain the potential for future operation or use.</p> <p>3E4. Where a building is too deteriorated to rehabilitate, consider a program of managed decline, interpreting the process of decay, collapse and disappearance.</p> <p>3E5. Record each character-defining building using photography or video to provide continuity and future visual reference. Compile an inventory of any fixtures, fittings or artifacts of historic significance.</p> <p>3E6. Prior to any decision-making about a deteriorated building's future, carefully consider all alternative conservation approaches that may be implemented to effectively communicate the heritage values of that building to the public.</p>
3F. Constructed landscape deterioration	Exposure to environmental elements can cause hard landscape features and materials to deteriorate.	Serpentine road network Stone walls and stairs Concrete stairs, sidewalks and pathways (CDEs B4,B9, B15, D2)		<p>3F1. Identify and assess deterioration in all character-defining landscape structures and constructed landscape features.</p> <p>3F2. Identify character-defining constructed landscape elements where natural aging and deterioration would not mean a loss of significance.</p> <p>3F3. Stabilize or repair deteriorated constructed landscape features as required to retain heritage value until any additional conservation intervention is determined. Repairs should be physically and visually compatible with and distinguishable from character-defining constructed landscape features and materials.</p> <p>3F4. Prepare a grounds maintenance protocol for constructed landscape features.</p> <p>3F5. Where it has been determined that a character-defining constructed landscape feature or structure is too deteriorated to retain, alternative conservation approaches should be implemented to communicate the heritage values of that feature to the public.</p>
3G. Aging utility systems	Impacts to buildings, particularly interiors, may result from the physical deterioration of utility systems and modifications to provide heat. The upgrade of other utilities such as sewer or electricity may also impact the landscape values of the site.	All character-defining buildings, exterior and interior (CDEs B19, C1-C9, D11-D12, E7-8, F4)		<p>3G1. Identify specific potential impacts on character-defining elements as a result of utility upgrades (HVAC, plumbing, sprinklers and electrical).</p> <p>3G2. Balance conservation of character-defining elements with building utility system upgrades.</p>

External factors and regulations

4. External factors and regulations	Potential impacts on character-defining elements	Impacted CDEs and SOS reference		Strategies to mitigate impacts
4A. Security and protection of buildings and grounds	The primary impact of the need to secure and protect the buildings and grounds is on the ability of the public to freely access the Lands.	Entire site and its character-defining elements Ongoing ability for the public to freely access the Lands Historical access to the Lands by the public (CDEs F7, F8)		4A1. Maintain appropriate security measures. 4A2. Ensure security measures do not negatively impact the site's character-defining elements. 4A3. Determine ways in which some portions of the site can still be made available for use by the public while determination is made about its future. 4A4. Consider a security plan that maintains public access of the Lands while minimizing vandalism and risks to public safety. 4A5. Maintain a dawn to dusk policy for public access to the grounds in order to retain site security. 4A6. Modify security measures as the site continues to evolve.
4B. Tree life expectancy	The primary impact stemming from tree life expectancy is the organic nature of trees (and other vegetation) leading to a pre-determined lifespan.	Tree collection Rare and endangered tree species Memorial trees (CDEs B20 – 22)		4B1. Maintain an accurate tree collection inventory to reflect the current situation and ensure all tagged trees from previous inventories are available in digital map form. 4B2. Implement Riverview Tree Collection Vision and the Riverview Lands Tree Collection Management Plan regarding maintenance, replacement and replanting. 4B3. Propagate endangered, deteriorated or missing parts of vegetation where there are surviving prototypes. 4B4. Use the BC Landscape Nursery Association best practices as a guide to tree management. 4B5. Identify replacement program options and ensure their relationship to the significance of the tree collection.
4C. Un-monitored forest, tree and plant growth	While the vegetation of the Riverview Lands is one of its key character-defining elements, a degree of maintenance is required to ensure that un-monitored growth does not impact the site's character-defining elements. Unmaintained vegetation can screen important views, limit access to paths and walkways, hasten the deterioration of buildings and hard landscape features, and encroach upon plant remnants (orchard, botanical nursery) that are character-defining.	Significant views Paths and walkways Tree collection Character-defining buildings and structures Hard landscape features Orchards Botanical nursery remnants (CDEs B4 -8, B13, B15, B17, B19, B20, C1-C9, D11-D12, E7-8, F1, F4)		4C1. Identify all character-defining elements that could have their significance compromised by plant growth and decaying vegetation. 4C2. Conserve vegetation by using non-destructive methods and daily, seasonal and cyclical tasks. 4C3. Conserve views and vistas by using non-destructive methods and daily, seasonal and cyclical tasks. 4C4. Prepare a grounds maintenance protocol for soft landscape features. 4C5. Survey, identify, tag and conserve all trees in danger from unmonitored forest growth, such as orchards, holly farm and botanical nursery remnants. 4C6. Reference the Riverview Tree Collection Vision and the Riverview Lands Tree Collection Management Plan for additional guidance.
4D. Archaeological sites	Undetected archaeological sites may be present at Riverview. Site types may include camps, resource sites related to hunting, fishing, and plant gathering and processing, overland travel routes, and settlement and burial sites. While disturbance can diminish the chance of site identification, past disturbance does not eliminate the need to identify and record such sites, nor does potential disturbance diminish the inherent value of heritage sites and places to First Nation communities.	Any identified archaeological sites or sites of First Nation significance		4D1. The Province understands the Lands are important to Kwikwetlem and other First Nations, and that although no archaeological sites have been documented at the Riverview Lands, inadvertent impacts to unknown archeological, spiritual or cultural sites could occur. 4D2. This HCP does not include any information regarding the heritage and traditional values of the Kwikwetlem First Nation. An assessment of Kwikwetlem's heritage and traditional values in the Riverview Lands will be undertaken through an independent process. 4D3. If and when a suspected archaeological site is identified, BC Archaeology Branch, Kwikwetlem First Nation and any other impacted First Nations will be contacted.
4E. Continued urban development	Surrounded on all sides by subdivisions, roadways, and other generally built-up areas, the Riverview Lands are subject to pressures from continued and increasing urban and amenity development. Impacts may come from infrastructure development such as road widening, bicycle lane construction, expansion of sewer and water systems, and from increased site use as local and regional populations rise.	Entire site and its character-defining elements		4E1. Prior to any proposed urban or infrastructure development or expansion, identify specific character-defining elements that will be impacted and communicate to the appropriate authorities. 4E2. When impacts are identified, consider alternate design or construction techniques and reduced or site specific engineering standards where appropriate.

Table 4. External factors and regulations

4. External factors and regulations	Potential impacts on character-defining elements	Impacted CDEs and SOS reference	Strategies to mitigate impacts
4F. Hazardous materials	Hazardous materials of primary concern at Riverview include asbestos and lead paint and materials that have contaminated soil and groundwater. Hazardous materials used in the past can impact the current and future use of the site and its heritage resources, as well as affecting public health and safety, wildlife and aquatic habitats, and the ability of the Lands to be used for recreation.	Character defining buildings (interior and exterior) Areas of soil contamination (CDEs C1-9, D11, D12, E7-8, F4)	4F1. Refer to internal hazardous materials reports to identify heritage features that are hazardous or those that contain hazardous material. 4F2. Utilize the existing inventory of hazardous material to determine where hazardous materials preclude the conservation of a character-defining element and develop an alternative plan to present the feature's heritage values. 4F3. Use best available techniques to ameliorate the impacts of hazardous materials on site. 4F4. Remediate contaminated soils beneath buildings as necessary with minimum impact on character-defining building and landscape elements.
4G. Environmental forces	Changes to the environment can have significant impacts on the site's character-defining elements. These impacts may include climate change resulting in flooding, fire or loss of habitat, erosion and earthquakes.	Natural species Naturalized flood plain Riparian areas and their associated flora and fauna Tree collection / planted vegetation Ground water regime and hydrology Cemetery Buildings (CDEs A1– A5, B11, B20-B22, C1-9, D11, D12, E7-8, F4)	4G1. Understand future flood levels, changes in precipitation patterns and frequencies of extreme weather events and determine any impacts on the site's character-defining elements. 4G2. Determine character-defining constructed landscape features above and below ground that may be impacted by flooding. 4G3. Identify, assess and monitor risks caused by climate change. 4G4. Restore or rehabilitate natural habitat. 4G5. Avoid disruption of the site's groundwater regime and natural irrigation.
4H. Invasive species	Land clearing, human habitation and related activities put significant pressure on local species. Disturbed habitats are prone to invasions that can have adverse effects on local ecosystems, changing ecosystem functions and endangering native or naturalized species.	Native or naturalized species All wildlife and riparian areas	4H1. Manage invasive species by removing or reducing invasive alien species that are resulting in the loss of character-defining ecological, landscape and built features and their components. 4H2. Consider the use of volunteers trained to remove invasive species. Consult with the Invasive Species Council of BC or the City of Coquitlam's Bad Seed invasive plant program for resource information. 4H3. Liaise with the Invasive Species Council of BC for best practices to manage invasive species.

5.0 APPENDICES

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APPENDIX B - GLOSSARY OF TERMS

Accessibility The degree to which an historic place is easy to access by as many people as possible, including people with disabilities.

Adaptive re-use Conversion of a building into a use other than that for which it was designed, such as changing a power plant or warehouse into a gallery space or housing.

Blue List A list of ecological communities, and indigenous species and subspecies of special concern (formerly vulnerable) in British Columbia that is maintained by the BC Conservation Data Centre.

Character-defining element (CDE) The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

Conservation All actions, interventions, 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 may involve preservation, rehabilitation, restoration, or a combination of these and other actions or processes.

COSEWIC Committee on the Status of Endangered Wildlife in Canada.

Cultivar This term is an abbreviation for 'cultivated variety'; a named plant variety produced in cultivation by selective horticultural breeding. A popular example at Riverview is the Camperdown Elm, which is scientifically known as *Ulmus glabra* 'Camperdownii'. Cultivars cannot be grown from seed and must be reproduced vegetatively by cloning or cuttings.

Cultural landscape Any geographical area that has been modified, influenced, or given special cultural meaning by people.

- **Designed** cultural landscapes were intentionally created by human beings.
- **Organically evolved** cultural landscapes developed in response to social, economic, administrative, or religious forces interacting with the natural environment. They fall into two sub-categories:
- **Relict** landscapes in which an evolutionary process came to an end. Its significant distinguishing features are, however, still visible in material form.
- **Continuing** landscapes in which the evolutionary process is still in progress. They exhibit significant material evidence of their evolution over time.
- **Associative** cultural landscapes are distinguished by the power of their spiritual, artistic, or cultural associations, rather than their surviving material evidence.

Demolition is the systematic and deliberate destruction of a building (or fixture, chattel, and or equipment) or portion thereof. This includes not only removal of sections of buildings such as additions, wings and attached sheds but also integral design and structural components (both interior and exterior), surface finishes such as plaster or panelling, and design treatments such as store fronts, windows, and doors.

Endangered species Wildlife species facing imminent extirpation or extinction.

Endemic A species which is only found in a given geographic region or location (place) and nowhere else in the world.

Exotic A species not native to the continent on which it is now found; for example, plants from Europe are exotic in North America.

Ex-situ This term means off-site conservation. When referring to natural heritage conservation it is the process of protecting an endangered wildlife species outside of its natural habitat; for example,

Extirpated species Wildlife species that no longer exist in the wild in Canada, but exist elsewhere in the wild.

Fabric In conservation, fabric means all the physical material of a place that is the product of human

activity.

Fragmentation (a) The process in which portions of a structure are retained, either on the original site or reassembled elsewhere. It is typically justified only for research, commemorative, aesthetic, or economic purposes. Other heritage conservation measures, such as stabilization, can be used on the salvaged fragments in the process of incorporating them into a new context.

(b) In natural heritage values, fragmentation is the breaking up of one patch of habitat into several smaller patches, the reduction in the total area of the habitat, the isolation of one habitat fragment from other areas of habitat, a decrease in the average size of each patch of habitat and / or a decrease of the ratio between amount of habitat interior to its edge.

Habitat (a) In respect of aquatic species, spawning grounds and nursery, rearing, food supply, migration and any other areas on which aquatic species depend directly or indirectly in order to carry out their life processes, or areas where aquatic species formerly occurred and have the potential to be reintroduced.

(b) In respect of other wildlife species, the area or type of site where an individual or wildlife species naturally occurs or depends on directly or indirectly in order to carry out its life processes or formerly occurred and has the potential to be reintroduced. (Canada Species at Risk Act)

Heritage value The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses, and cultural associations or meanings.

Iconic Landmark buildings, structures, spaces, and natural elements such as specimen trees which create distinct visual orientation points that provide a sense of location to the observer that are highly distinctive relative to the surrounding environment are considered iconic.

In situ Conservation 'in place' and as used in this document, it refers to the action of protecting, maintaining and/or stabilizing the existing materials or species at risk in the location where they were found.

Inspection A survey or review of the condition of an historic place and its elements to determine if they are functioning properly; to identify signs of weakness, deterioration or hazardous conditions; and to identify necessary repairs. Inspections should be carried out on a regular basis as part of a maintenance plan.

Indigenous Native to a particular place.

Integrity Generally refers to material wholeness, completeness, and unimpaired condition of heritage values. In the case of natural heritage, ecosystem integrity relates to the completeness of an ecosystem in terms of its indigenous species, functions, and processes. An unfragmented and relatively undisturbed ecosystem has the most integrity.

Interpretation A mission-based communication process that forges emotional and intellectual connections between the interests of the audience and meanings inherent in the resource, communicating messages and stories about cultural and natural heritage, and providing a wider understanding of our environment. (National Association for Interpretation)

Intervention Any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Invasive Plant A plant that is both non-native and able to establish on many sites, grow quickly, and spread to the point of disrupting plant communities or ecosystems.

IUCN Red List of Threatened Species (or IUCN Red List) The world's most comprehensive inventory of the global conservation status of biological species and is maintained by the International Union for Conservation of Nature (IUCN). The IUCN Red List uses precise criteria to evaluate the extinction risk of thousands of species and subspecies. These criteria are relevant to all species and all regions of the world. The aim is to convey the urgency of conservation issues to the public and policy makers, as well as help the international community to try to reduce species extinction.

Landscape An expanse of natural or human-made scenery, comprising landforms, land cover,

habitats, and natural and human-made features that, taken together, form a composite.

- **Hard Landscape** Constructed or manufactured elements such as paths, driveways, garden walls, and patios.
- **Soft Landscape** Natural landscape elements including vegetation, soil, and water.

Maintenance Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Managed Decline Allows a character-defining element to remain on site and slowly degrade or deteriorate rather than be moved or demolished. Over the long-term the natural forces of nature are used to allow the site to become a historic ruin. The first phase of managed decline typically involves carefully documenting the character-defining elements and then removing but storing in situ salvageable or unsafe parts of the building or structure.

Documenting the process of decline is an important component of site interpretation. It is managed through measures such as temporary scaffolding or supports using appropriate historical elements, and maintenance such as removal of leaves and debris, to prolong the life of the resource and celebrate its disappearance.

Mitigation Conservation measures that can be implemented to eliminate or reduce a (particular or general) threat and its effects (frequency, magnitude, exposure) on a CDE, or to minimize the potential impact of a threat to a CDE. Site mitigation can involve avoiding the CDE through redesigning a proposed development or excavating only a percentage of the site.

Modernization Remodel, hide, deface, or alter heritage features in order to achieve a modernized appearance. Commercial storefronts, streetscapes, and landscapes are quite often updated in this way as merchandising and advertising trends change.

Monitoring The systematic and regular inspection or measurement of the condition of the materials and elements of a CDE to document behaviour, performance, and rate of deterioration over time. Monitoring is undertaken to ensure that adverse impacts on archaeological sites, buildings and structures, landscapes, and biological life-forms that could not be predicted or evaluated prior to site alteration or construction activities are addressed. For archaeological sites, monitoring requires the presence of a licensed archaeologist; for other heritage resources, it should be carried out by appropriate heritage professionals.

Mothballing (also known as 'de-commissioning') The temporary closure of a building or other structure to protect it from the weather and secure it from vandalism. It is intended to safeguard a character-defining element over an extended period until such time as it is decided to proceed with conservation.

Moving (or relocation) is when an historic building, structure, or site-related artefact is relocated to another site, often as a last-resort alternative to demolition when in situ conservation is deemed impossible for social, economic, or environmental reasons. The loss of site integrity and historic associations and the potential damage to historic fabric during a move are significant reasons to leave the building on its original site.

Native Wildlife species endemic (indigenous) or naturalized to a given area in geologic time.

Naturalized A non-native species that does not need human help to reproduce and maintain itself over time in an area where it is not native. Naturalized plants often form the matrix for a novel ecosystem.

Non-native A species introduced with human help (intentionally or accidentally) to a new place or new type of habitat where it was not previously found. Not all non-native plants are invasive, some are exotic and some are ornamental; many non-native plant species form the tree collection at Riverview.

Novel ecosystem Lands without agricultural or urban use embedded within agricultural and urban regions; lands that have been heavily influenced by humans but are not under human management.

Ornamental Plants that are grown for decorative purposes in gardens and landscape design projects are considered ornamental; at Riverview the ornamental landscape setting has been shaped

by the diversity of native and non-native species and cultivars in the tree collection and flower beds including their flowers, seasonal colour, texture, form and shape, and other aesthetic characteristics.

Preservation The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Public realm Public and semi-public spaces, especially streetscapes and open spaces such as parks and squares.

Rare and endangered Rare means not common. Many species and ecological communities are naturally rare. Relative rarity does not necessarily mean that a species and ecological community is endangered. 'Endangered' means that a species or ecological community is at risk of becoming extinct. Ranking is the process of determining the degree of extinction risk. In BC, the Conservation Data Centre is responsible for assigning provincial ranks.

Reassembly This type of conservation consists of actions to carefully dismantle and reassemble building, structure, or artefact; in situ if possible, but often ex situ on another site. Reassembly is often undertaken out of structural necessity, to repair deteriorated material, or to observe historic construction techniques.

Reconstruction A building, site feature, or artefact that no longer exists is reproduced with new construction that exhibits the shape, material, and detailing (and often construction methods) of the resource as it once appeared.

Authenticity is dependent on the amount of historical and pictorial evidence available for the original resource. Good documentary information without conjecture is essential in order to justify a reconstruction. With landscapes, planning should consider the age and arrangement of vegetation, allowing for growth and maintenance to continue an appearance that replicates the historical period.

Red List A list of ecological communities, and indigenous species and subspecies that are extirpated, endangered, or threatened in BC Red-listed species and sub-species may be legally designated as, or may be considered candidates for legal designations as Extirpated, Endangered, or Threatened under the Wildlife Act. Not all Red-listed species or sub-species will necessarily become formally designated; being placed on these lists flags them as being at risk and requiring investigation.

Rehabilitation The action or process of making possible a continuing or compatible contemporary use of a historic place or landscape, or of an individual component, while protecting its heritage value. Rehabilitation makes possible an efficient contemporary use while retaining those portions and features which are significant to the resource's heritage values. New work is designed to be physically and visually compatible with and distinguishable from, the original historic place.

With landscapes, rehabilitation is the most common intervention, since it allows for change necessary to satisfy present-day demands upon the site.

In continued use rehabilitation, changes are made to a historic place that continues to be used for its original purpose. In adaptive re-use, the historic place is converted to a new use.

Renovation Occurs when extensive changes and/or additions are made to an existing building internally and externally in order to 'renew' the structure. Cultural landscapes can also be renovated; an action often described as garden renewal. These changes are often made in response to the need for more space, repair, general improvements, or lifestyle considerations.

Repair The process of returning a CDE to its prior condition when it has undergone changes attributed to failure, decline, wear, normal use, or abuse. A repair action does not alter or enhance the integrity, character, performance, or design intent; otherwise it becomes an Alteration. Repair may include patching of existing components using technologically compatible materials and methods; limited replacement in-kind of components; complete replacement in kind of a component when the degree of change it has undergone precludes any other type of action. Repair activities may be regulated under the BC Building Code.

Replication Making an exact copy of portions of an existing structure, feature, or artifact, usually to replace a missing or decayed component in order to maintain aesthetic unity and harmony. Replication is often used for cosmetic reasons in restoration work. If valuable cultural property is

being threatened or damaged irretrievably by its environment, it may have to be moved to a more protected environment. A replica may be substituted in order to maintain heritage integrity and the unity of a site or building.

Restoration The process of accurately revealing, recovering, or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, as accurately as possible, while protecting its heritage value.

Restoration is considered the primary treatment when the significance of a particular place during a particular time period significantly outweighs the loss of existing character-defining elements from other periods, and if there is substantial evidence of its appearance at an earlier time.

Retrofit Involves actions bringing an historic building up to contemporary standards or trends by the insertion, change, or upgrade of its structure and/or systems. Conservation of heritage fabric is of secondary importance and it is assumed that the property in question contains little of heritage value.

Re-use See rehabilitation.

Salvage The process of retaining and protecting from deterioration, historic fabric or elements that have been removed from their context, through the process of demolition. Material may be salvaged for the protection of significant individual features from permanent loss, protection of materials for reconstruction, or simply the reuse of resources. The term also applies to natural heritage and landscape values such as plants.

Scale The sense of proportion or apparent size of a building or building element as created by the placement and size of the building in its setting; scale usually applies to how the sense is perceived in relation to the size of a human being and refers to the apparent size, not actual size, since it is always viewed in relationship to another building or element. At Riverview, reference is made to the monumental scale of iconic buildings, the residential scale of the streetscape, and to small-scale landscape elements such as stone walls and stairways.

Sense of place The feeling associated with a place, based on a unique identity and other memorable or intangible qualities.

Site circulation Movement patterns of pedestrian and vehicular traffic.

Species at Risk An extirpated, endangered, or threatened species or a species of special concern in Canada. (Canada Species at Risk Act)

Species of special concern Wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats.

Stabilization The minimum amount of work done to safeguard a resource from the elements and/or destruction and to protect the public from danger. This work may involve emergency structural reinforcing, cabling (with trees), protective coverings, or hoardings of a temporary nature. In most cases, stabilization is undertaken in order to preserve the character-defining element for future heritage conservation work.

Standards & Guidelines (S&G) A short form for referring to the Standards and Guidelines for the Conservation of Historic Places in Canada (2nd edition, 2010 and any successors), Ottawa: Parks Canada.

Statement of Significance (SOS) A statement that identifies the description, heritage value, and character-defining elements of an historic place. A Statement of Significance is required in order for an historic place to be listed on the Canadian Register of Historic Places.

Stewardship Linked to the concept of sustainability, stewardship is an ethic that embodies responsible planning and management of cultural and natural resources.

Streetscape The visual elements of a street, including the pavement (dimensions, materials), sidewalks, adjoining buildings and open space frontages, street furniture, lighting, trees and plantings that combine to form the street's character.

Street furniture Equipment placed along streets, including light fixtures, fire hydrants, telephones, litter bins, signs, benches, mailboxes, newspaper boxes, bus shelters, and public art.

Sustainability A group of objectives (economic, social, and environmental - the 'triple-bottom line')

that must be coordinated and addressed to ensure the long term viability of communities and the planet.

Threatened species Wildlife species that are likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction.

Triple-Bottom Line (TBL) Derived from the concept of sustainability, an approach to measuring the economic, social and environmental performance of a project. This method of assessment aims for synergy amongst these three aspects rather than compromise or 'trade-offs' between them.

Universal Accessibility Access to places (buildings and landscapes) that is, to the greatest extent possible, usable by everyone regardless of their age, ability, or circumstance. Often interchangeable with 'barrier-free design'.

View What can be seen from an observation point to an object(s), particularly a landscape or building.

Vista A line of sight, contained by buildings or elements of the landscape to a building or other feature which terminates the view.

Wildlife species A species, subspecies, variety, or geographically or genetically distinct population of animal, plant, or other organism, other than a bacterium or virus, that is wild by nature and (a) is native to Canada; or (b) has extended its range into Canada without human intervention and has been present in Canada for at least 50 years. (Canada Species at Risk Act)

APPENDIX C - LIST OF STAKEHOLDERS

Group
28 former staff members (via Riverview Historical Society)
7 people who lived on grounds as children (via Riverview Historical Society)
A Simon Fraser University Professor
Arts Connect
BC Film Commission
BC Mental Health & Addiction Services, Riverview
BC Schizophrenia Society
BLJC workplace solutions / WSI
Burke Mountain Naturalists
Cemetery management
City of Coquitlam
City of Coquitlam heritage consultant
Class of 1953 nurses
Coast Mental Health
Coquitlam Heritage Society
Coquitlam River Watch
Current tenants
Douglas College Earth and Environmental Sciences
Douglas College Institute of Urban Ecology
Douglas College School of Psychiatric Nursing
Former BCBC site managers
Former dentist, Valleyview
Former grounds managers
Former medical director
Former nurses (3), now living away from area
Former Occupational Therapist
Former patient visitors
Former psychiatrist (1970's)
Former psychiatrist (1980's)
Former real estate managers
Former site consultants
Freight Transportation Museum
Kwantlen College Horticulture classes
Kwikwetlem First Nation
Lower Lougheed Residents' Association
Maillardville Residents' Association
Metro Vancouver Parks
Movie industry liaison
Mundy Park Community Association
PoCoMo Youth Centre Society

Group
Port Coquitlam Cultural and Heritage Society
Port Moody Heritage Society
Ranch Park Community Association
Residents of a Coquitlam nursing home
Retired Vancouver City parks director (RHCS director)
River Springs Community Association
Riverview Horticultural Centre Society
Riverview Hospital Historical Society
Riverview Hospital staff
Riverview Lands Advisory Committee (City of Coquitlam)
Riverview Preservation Society
Shared Services BC former Riverview staff
Society for the Preservation of Antique Radios in Canada
Southeast Coquitlam Ratepayers' Association
Staff at Connolly, Cottonwood, Cypress Lodges
Tri Cities Mental Health & Addictions Advisory Committee
Tri-Cities Chamber of Commerce
UBC Botanical Garden
VanDusen Gardens

APPENDIX D - TREE COLLECTION SUMMARY

At Risk in Canada or Elsewhere

ID #	Botanical Name	Common Name	Comments
1,2,4,5, 1991	<i>Juglans cinerea</i>	Butternut	Canada Species at Risk Act– Schedule 1 Endangered 2005.
986	<i>Magnolia wilsonii</i>	Wilson’s magnolia	IUCN (Global) Red List – Endangered 1998. Rare in the wild; scattered populations within the range of western Sichuan, northern Yunnan and (Panxian) western Guizhou
525, 533, 1914, 1916	<i>Ginkgo biloba</i>	Maidenhair tree	IUCN (Global) Red List – Endangered 1998. The wild populations of this widely planted ornamental are apparently confined to Xitianmu Mt., Zhejiang. This is the only species in the genus. It is long-living and has an ancient geological record, appearing in the Jurassic.
431	<i>Sequoia sempervirens</i>	California Redwood	IUCN (Global) Red List – Vulnerable 2006.
15, 662, 666, 794, 795, 808, 809, 810, 875, 1152	<i>Sequoiadendron giganteum</i>	Giant Sequoia	IUCN (Global) Red List – Vulnerable 1997.
838	<i>Abies pinsapo</i>	Spanish Fir	IUCN (Global) Red List – Endangered 2011. Has a very limited distribution and a restricted habitat in small areas of Spain and Morocco. The number of locations is five and there is a decline in the quality of habitat in significant parts of its range.
920, 928, 929	<i>Sciadopitys verticillata</i>	Umbrella pine	IUCN (Global) Red List – Vulnerable (1998). Endemic to Japan.
1880, 1881	<i>Pterostyrax psilophylla</i>	Small epaulette tree	IUCN (Global) Red List – Vulnerable 1998. Endemic to Central China.
1920	<i>Eucommia ulmoides</i>	Chinese rubber tree	IUCN (Global) Red List – Near Threatened 1998. Rare in the wild, cultivated from Traditional Chinese Medicine
793	<i>Liriodendron chinense</i>	Chinese tuliptree	IUCN (Global) Red List – Near Threatened 1998. From the Yangtze River valley and further south to northern Viet Nam. It is a relict species from a once widespread and species-rich genus.

BC Natives

ID #	Botanical Name	Common Name
762	<i>Abies amabilis</i>	Pacific silver fir
483A-B, 496, 501, 502, 549, 553, 555-557, 853, 857, 869, 1023, 1049, 1067-1069, 1075, 1082, 1083, 1098, 1382, 1384, 1385, 1475, 1494, 1496-1499, 1502, 1504, 1515-1518, 1521-1524, 1546-1548, 1555, 1634, 1649-1657	<i>Thuja plicata</i>	Western redcedar
367, 399, 579, 587, 674, 711, 720, 722, 723, 727, 730, 740, 745, 747, 757, 778, 780-783, 792, 797, 798, 1148, 1161, 1213, 1224, 1324, 1495, 1505, 1513, 1514, 1542, 1543, 1587-1597, 1599-1601, 1628, 1630, 1658-1668	<i>Pseudotsuga menziesii</i>	Douglas-fir
473, 474, 658	<i>Cornus nuttallii</i>	Pacific dogwood
691	<i>Picea glauca</i>	White spruce
52, 724, 1253-1255, 1985-1989	<i>Pinus ponderosa</i>	Ponderosa pine
707, 717, 733, 738, 746, 748, 751, 761, 766, 777, 789, 790, 1364	<i>Pinus monticola</i>	Western white pine

ID #	Botanical Name	Common Name
784, 786, 799, 807, 1288A-D, 1373-1375, 1501, 1539, 1583, 1643, 1645, 1646	<i>Tsuga heterophylla</i>	Western hemlock
380, 1091, 1105, 1126, 1178, 1512, 1971, 1972	<i>Acer macrophyllum</i>	Big-leaf maple
419, 1107, 1581	<i>Picea sitchensis</i>	Sitka spruce
1128, 1129, 1130	<i>Chamaecyparis nootkatensis</i>	Yellow cedar
1088, 1234, 1239-1240, 1603	<i>Pinus contorta</i> var <i>contorta</i>	Shore pine
1633	<i>Pinus contorta</i> var <i>latifolia</i>	Lodgepole pine
435, 436, 437, 909, 1329, 1638, 1979	<i>Betula papyrifera</i>	Paper birch
1080, 1150, 1376A-K, 1455A-B, 1455, 1457, 1458, 1476, 1604, 1606-1608, 1613-1621, 1631, 1978	<i>Populus balsamifera trichocarpa</i>	Black cottonwood
1094	<i>Alnus rubra</i>	Red alder

Western North America Natives (not native to BC)

ID #	Botanical Name	Common Name	Comments
431	<i>Sequoia sempervirens</i>	California Redwood	IUCN (Global) Red List – Vulnerable 2006.
666, 795, 796, 808, 809, 810, 875, 1152	<i>Sequoiadendron giganteum</i>	Giant Sequoia	IUCN (Global) Red List – Vulnerable 1997.
710, 719, 725, 726, 728, 729, 731, 732, 742, 744, 752, 754, 759, 767, 1149	<i>Pinus jeffreyi</i>	Jeffrey Pine	Naturally occurs on serpentine soils, but thrives at Riverview
876	<i>Calocedrus decurrens</i>	Incense Cedar	Unusual/rare in Vancouver area
932	<i>Umbellularia californica</i>	California laurel	Unusual/rare in Vancouver area, Approx age/planted 1944
258, 582, 758, 1273, 1277	<i>Picea pungens</i>	Colorado spruce	Common
1882, 1883, 1884	<i>Pinus coulteri</i>	Bigcone Pine	

Australia/ Asia rare or unusual in Vancouver area

ID #	Botanical Name	Common Name	Comments
49	<i>Thuja standishii</i>	Japanese Thuja	Japan, also called nezuko or kurobe. IUCN Red List – Least Concern
588, 626	<i>Abies nordmanniana</i>	Caucasian Fir	Black Sea Region of Turkey and Caucasus. IUCN Red List – Least Concern
891, 892	<i>Ailanthus altissima</i>	Tree of Heaven	Weed tree in eastern NA but uncommon on west coast
920, 928, 929	<i>Sciadopitys verticillata</i>	Umbrella Pine	Japan
1004	<i>Magnolia dawsoniana</i>	Dawson's magnolia	Native to the proveniences of Sichuan and Yunnan in China, usually at altitudes of 1400 to 2500 m, rarely cultivated
816, 819-823, 959, 1153-1156	<i>Paulownia tomentosa</i>	Princess tree	Not common
793	<i>Liriodendron chinense</i>	Chinese tuliptree	IUCN Near Threatened (1998), From the Yangtze River valley and further south to northern Viet Nam. It is a relict species from a once widespread and species-rich genus.

ID #	Botanical Name	Common Name	
1920	<i>Eucommia ulmoides</i>	Chinese rubber tree	IUCN Near Threatened (1998). Rare in the wild, cultivated from Traditional Chinese Medicine
16, 32, 34, 66, 111, 249, 250, 690, 692, 698, 700	<i>Picea orientalis</i>	Caucasian spruce	Not common
986	<i>Magnolia wilsonii</i>	Wilson's magnolia	IUCN (Global) Red List – Endangered 1998. Rare in the wild; scattered populations within the range of western Sichuan, northern Yunnan and (Panxian) western Guizhou
1880, 1881	<i>Pterostyrax psilophylla</i>	Small epaulette tree	IUCN (Global) Red List – Vulnerable 1998. Endemic to Central China.

Native Trees of Eastern North America (Ontario) – Significant as a Collection within the Riverview Lands

ID #	Botanical Name	Common Name	Comments
1, 2, 4, 5, 1991	<i>Juglans cinerea</i>	Butternut	Canada Species at Risk Act– Schedule 1 Endangered 2005 (butternut canker); short-lived to about 75 years in wild; these are estimated to be years old
3, 6	<i>Juglans nigra</i>	Black Walnut	
17, 42, 44, 610, 812, 846, 1300, 1337, 1347	<i>Liriodendron tulipifera</i>	Tuliptree	Largest tree in old growth Eastern Deciduous/ Carolinian Forest.
109, 178, 438, 440, 469, 488, 914, 915, 916	<i>Liriodendron tulipifera</i> 'Aureomarginata'	Golden tuliptree	cultivar introduced early 1900s, Planted approx 1924
18, 933, 1919	<i>Gleditsia triacanthos</i>	Honey Locust	Unusual for the native species form to be used in a formal landscape as it is 'armed' with wicked thorns; more typically 'Inermis' – thornless is used in public realm - see 975.
129, 130, 131, 229, 230, 259, 260, 267, 275, 277, 1370, 1611	<i>Acer saccharinum</i>	Silver Maple	
78, 136, 137, 138, 225, 226, 251, 306, 337, 340-342, 358, 362, 374, 403, 412, 430, 465, 478, 487, 491, 498, 547, 574, 584, 667J, 815, 957, 990, 1043, 1055, 1056, 1078, 1145, 1269-1270, 1413-1414, 1421, 1452, 1472, 1561, 1598, 1612	<i>Robinia pseudoacacia</i>	Black Locust	
108	<i>Acer negundo</i>	Manitoba Maple	
589, 591, 592, 595, 772, 773	<i>Acer negundo</i> 'Variegatum'	Variegated Manitoba maple	cultivar
116, 1500, 1540, 1551, 1553	<i>Prunus serotina</i>	Black Cherry	
140, 141, 449	<i>Quercus coccinea</i>	Scarlet Oak	
183, 237, 408, 409, 410, 412, 572, 1632	<i>Catalpa speciosa</i>	Northern Catalpa	
240A-B, 346A-B, 347, 352A-B, 354 A-B-C, 568A, 586, 625A-B-C, 955, 956, 1047, 1131, 1132, 1956-1959	<i>Thuja occidentalis</i>	Eastern Whitecedar	
435, 436, 437, 909, 1329, 1638, 1979	<i>Betula papyrifera</i>	Paper Birch	
519	<i>Quercus rubra</i> 'Lutea'	Yellow Red Oak	cultivar, unusual yellow form
598, 1921	<i>Liquidambar styraciflua</i>	Sweetgum	

ID #	Botanical Name	Common Name	
460, 800, 803, 806	<i>Quercus palustris</i>	Pin oak	
344, 899-902	<i>Quercus rubra</i>	Red oak	
975	<i>Gleditsia triacanthos</i> 'Inermis'	Thornless Honey Locust	Cultivar introduced to public landscapes for obvious reasons.
980-984, 1563, 1564	<i>Catalpa bignonioides</i>	Southern catalpa	Less common in Vancouver area than <i>C. speciosa</i>

New Cultivars introduced – “hot” plants to have at the time

ID #	Botanical Name	Common Name	Comments
54	<i>Fagus sylvatica</i> 'Bornyensis'	Bornyensis Beech	Cultivar introduced to North America in 1895.
64	<i>Larix x eurolepis</i>	Dunkeld Larch	Hybrid seedlings discovered in Scotland in 1904. Unlikely to have been planted in 1909 as tree inventory suggests.
109	<i>Liriodendron tulipifera</i> 'Aureomarginata'	Yellow Variegated Tulip Tree	Early 1900s
429, 455-AB	<i>Chamaecyparis lawsoniana</i> 'Wissellii' Nana	Wissel's Yellow Cedar	Cultivar introduced in 1939
708	<i>Pinus x holfordiana</i>	Holford Pine	<i>Pinus x holfordiana</i> arose in 1904 at Westonbirt Arboretum, from a cross between a then famous <i>Pinus ayacahuite</i> var <i>veitchii</i> which was pollinated by a <i>Pinus wallichiana</i> growing nearby. Was not named until 1933. Age at Riverview approx 40 yrs
1001	<i>Magnolia grandiflora</i> 'Galaxy'	Galaxy Magnolia	Cultivar introduced in 1980 - hybrid
1002	<i>Magnolia kewensis</i> 'Wadas Memory'	Wadas Memory Magnolia	Cultivar introduced in 1959
1372	<i>Prunus serrulata</i> 'Pink Perfection'	Pink Perfection Cherry	Pink Perfection is a hybrid (<i>P.</i> 'Shogetsu' x <i>P.</i> 'Kanzan') introduced in 1935 by the British nursery Waterer Sons and Crisp.

Europe Rare or Uncommon

ID #	Botanical Name	Common Name	Comments
520	<i>Quercus cerris</i>	Turkish oak	Unusual/rare in Vancouver area
838	<i>Abies pinsapo</i>	Dunkeld Larch	Unusual/rare in Vancouver area; becoming rare in native habitat

Local Significance Identified at Workshops & Interviews

ID #	Botanical Name	Common Name	Comments
475, 480	<i>Tilia tomentosa</i>	Silver linden	D. Justice
191, 192, 228, 355, 359, 570, 811, 893, 930, 1138, 1169, 1189, 1323, 1339, 1341	<i>Ulmus glabra</i> 'Camperdowni'	Camperdown elm	B. Elsdon
517, 518	<i>Fagus sylvatica</i> 'Cuprea'	Copper beech	Elsdon
539, 540	<i>Fagus sylvatica</i> 'Atropunicea'	Purple beech	Elsdon
541	<i>Fagus sylvatica</i>	European beech	Elsdon
542	<i>Fagus sylvatica</i> 'Roseo-marginata'	Tri-color beech	Elsdon

ID #	Botanical Name	Common Name	Comments
724, 752, 898	<i>Davidia involucreata</i>	Handkerchief tree	syn. Dove Tree; now common in Vancouver
1151	<i>Ulmus glabra</i> 'Lutescens'	Golden wych elm	Justice
986	<i>Magnolia wilsoni</i>	Wilson's magnolia	Planted by patients in 1983 for 80th anniversary. IUCN (Global) Red List – Endangered 1998. Rare in the wild; scattered populations within the range of western Sichuan, northern Yunnan and (Panxian) western Guizhou
987, 1002	<i>Magnolia kewensis</i> 'Wadas Memory'	Wadas Memory magnolia	Planted by patients in 1983 for 80th anniversary
988, 1004	<i>Magnolia dawsoniana</i>	Dawson's magnolia	Planted by patients in 1983 for 80th anniversary
989, 1001	<i>Magnolia grandiflora</i> 'Galaxy'	Galaxy magnolia	Planted by patients in 1983 for 80th anniversary
990	<i>Magnolia x soulangiana</i> 'San Jose'	San Jose saucer magnolia	Planted by patients in 1983 for 80th anniversary
1003	<i>Magnolia x soulangiana</i>	Saucer magnolia	Planted by patients in 1983 for 80th anniversary
932 – added in location	<i>Umbellularia californica</i>	California laurel	Unusual/rare in Vancouver area, Approx age/planted 1944. Identified by HEY staff person during workshop as highly valued. In parking lot.
525, 533, 1914, 1916	<i>Ginkgo biloba</i>	Maidenhair tree	IUCN (Global) Red List – Endangered 1998. The wild populations of this widely planted ornamental are apparently confined to Xitianmu Mt., Zhejiang. This is the only species in the genus. It is long-living and has an ancient geological record, appearing in the Jurassic.
268-274, 1228, 1337, 1359, 1363, 1381, 1390-1395, 1397, 1399-1401, 1429-1433, 1437-1439, 1440, 1454, 1468-1470, 1479, 1481-1487, 1489-1493, 1520, 1580, 1582	<i>Quercus robur</i>	English oak	Possible 1937 Coronation Oaks - check dates and whether Riverview nursery was propagating the acorns for distribution to schools and public institutions.
1662 - 1627	<i>Acer saccharinum</i>	Silver maple	Riverview Horticultural Centre Society
1442-1451, 1459-1467	<i>Tilia x europea</i>	European linden	Riverview Horticultural Centre Society
1918	<i>Acer Capillipes</i>	Red snakebark maple	Riverview Horticultural Centre Society. Honours John Davidson and makes the connection with UBC as the tree was donated by the UBC Botanical Garden back to its origins in Riverview.

APPENDIX E - SIGNIFICANT FISH, BIRDS, AND ANIMALS

Fish Species found in streams on the Riverview Lands

- Coho salmon (*Oncorhynchus kisutch*) — COSEWIC Endangered 2002
- Rainbow trout (*Oncorhynchus mykiss*)
- Sea-run coastal cutthroat trout (*Oncorhynchus clarki clarki*) — BC Blue 2004
- Prickly sculpin (*Cottus asper*)

Bird Species found on the Riverview Lands

(Prepared by Kiyoshi Takahashi for the Burke Mountain Naturalists, no date)

Explanation of Symbols

Seasonal Occurrence

Sp = Spring (March - May)

S = Summer (June - late August)

F = Fall (late August - November)

W = Winter (December - February)

Relative Abundance

c = common [should be found on most visits in suitable habitat]

u = uncommon [not easily found; present in limited numbers or secretive]

r = rare [can be present but in very low numbers; may be difficult to find]

Other Symbols

* = breeding has been documented in the area

[I] = introduced species; present more than 10 years

Code	*	Species	Spring	Summer	Fall	Winter
GBHE-FA	*	Great Blue Heron, fannini subspecies (SARA 1 SC 2010)	c	c	c	c
CAGO	*	Canada Goose	c	c	c	c
WODU	*	Wood Duck	c	c	c	c
MALL	*	Mallard	c	c	c	c
BAEA	*	Bald Eagle	u	u	c	c
TUVU		Turkey Vulture		u		
SSHA		Sharp-shinned Hawk	r		r	u
COHA		Cooper's Hawk	r		u	u
RTHA	*	Red-tailed Hawk	c	c	c	c
MERL		Merlin	r	r	r	r
PEFA		Peregrine Falcon		u	u	
CAGU		California Gull (BC-Blue)				c
GWGU		Glaucous-winged Gull	c	c	c	c
BTPI		Band-tailed Pigeon (SARA 1 SC Feb 2011)	c	c		
MODO		Mourning Dove	u	u	u	
BNOW	*	Barn Owl (SARA 1 SC 2003; COSEWIC Threatened 2010)	r	r	r	r
GHOW	*	Great Horned Owl	u	u		
BDOW		Barred Owl	u	u	u	u
WSOW		Western Screech Owl (COSEWIC Threatened May 2012)		r		

Code	*	Species	Spring	Summer	Fall	Winter
NPOW		Pygmy Owl		r		
GGOW		Great Grey Owl				
BLSW		Black Swift (COSEWIC Candidate 2011)	u	u		
RBSA		Red-breasted Sapsucker			u	u
DOWO	*	Downy Woodpecker	c	c	c	c
HAWO		Hairy Woodpecker	u	u	u	u
NOFL		Northern Flicker	c	u	c	c
PIWO	*	Pileated Woodpecker	u	u	u	u
OSFL		Olive-sided Flycatcher (SARA 1 Threatened Feb 2010)	c	c		
WIFL	*	Willow Flycatcher	c	c		
EAKI	*	Eastern Kingbird	u	u		
NOSH		Northern Shrike	r		u	u
WAVI	*	Warbling Vireo	c	c		
STJA		Steller's Jay	c	c	c	c
NOCR	*	Northwestern Crow	c	c	c	c
CORA		Common Raven	u	u	c	c
BEKI		Belted Kingfisher	r	r	r	r
CAHU		Calliope Hummingbird	u	u		
RUHU		Rufous Hummingbird	c	c		
TRSW	*	Tree Swallow	c	c		
VGSW	*	Violet-green Swallow	c	c	r	
BASW	*	Barn Swallow (COSEWIC Threatened May 2011)	c	c	r	
BCCH	*	Black-capped Chickadee	c	c	c	c
BUSH	*	Bushtit	c	c	c	c
RBNU		Red-breasted Nuthatch			c	c
BRCR		Brown Creeper	c	c	c	c
BEWR	*	Bewick's Wren	c	c	c	c
MAWR	*	Marsh Wren	r	r	r	r
GCKI		Golden-crowned Kinglet	c		c	c
RCKI		Ruby-crowned Kinglet	c		c	c
SWTH	*	Swainson's Thrush	c	c	c	
AMRO	*	American Robin	c	c	u	u
VATH		Varied Thrush	c			c
HETH		Hermit Thrush	c			c
BHCO	*	Brown-headed Cowbird	u	u		
EUST	*	European Starling [I]	c	c	c	c
BOWA		Bohemian Waxwing			c	c
CEWA	*	Cedar Waxwing	c	c		
OCWA		Orange-crowned Warbler	u	u	u	
YEWA	*	Yellow Warbler	c	c	c	
YRWA		Yellow-rumped Warbler	c		c	
MACW		MacGillivray's Warbler			c	
COYE	*	Common Yellowthroat	c	c	f	
WIWA		Wilson's Warbler	c	c		
SPTO	*	Spotted Towhee	c	c	c	c
SAVS	*	Savannah Sparrow	u	u	u	

Code	*	Species	Spring	Summer	Fall	Winter
FOSP		Fox Sparrow	c		c	c
SOSP	*	Song Sparrow	c	c	c	c
WTSP		White-throated Sparrow	c	c	c	
WCSP		White-crowned Sparrow	c	c	c	
GCSP		Golden-crowned Sparrow	u		u	u
DEJU		Dark-eyed Junco	c	c	c	c
BHGR	*	Black-headed Grosbeak	c	c	c	
EVGR		Evening Grosbeak	c	c		
RWBL	*	Red-winged Blackbird	c	c	c	c
YHBL		Yellow-headed Blackbird		u		
BAOR		Northern Oriole	u	u		
BUOR	*	Bullock's Oriole	c	c		
PUFI		Purple Finch	c	c	c	
HOFI	*	House Finch	c	c	c	c
AMGO	*	American Goldfinch		c	c	
HOSP	*	House Sparrow [I]	c	c	c	c

Animal Species (Vertebrates) found on the Riverview Lands

- Mule deer (*Odocoileus hemionus*) syn. black-tailed deer
- American black bear (*Ursus americanus*)
- Bobcat (*Lynx rufus*)
- Coyote (*Canis latrans*)
- Raccoon (*Procyon lotor*)
- Striped skunk (*Mephitis mephitis*)
- American Beaver (*Castor canadensis*)
- Douglas' squirrel (*Tamiasciurus douglasii*)
- Northern flying squirrel (*Glaucomys sabrinus*)
- Red-tailed chipmunk (*Neotamias ruficaudus*)
- Eastern grey squirrel (*Sciurus carolinensis*) - Introduced & naturalized
- Townsend's vole (*Microtus townsendii*)
- Coast mole (*Scapanus orarius*)
- North American deermouse (*Peromyscus maniculatus*)
- Common shrew (*Sorex cinereus*)
- Big brown bat (*Eptesicus fuscus*) – found injured inside Crease Clinic in 2007
- Little brown myotis (*Myotis lucifugus*)

At Risk Wildlife potentially occurring at Riverview

- Oregon forestsnail (*Allogona townsendiana*) — SARA Schedule 1 Endangered (2005); was discovered at Colony Farm in 2010 directly across from Riverview Creek around Mundy Slough; suitable habitat exists on the Riverview Lands.
- Red-legged frog (*Rana aurora*) — SARA Schedule 1 Special Concern (2005); is reported to occur on the Riverview Lands.
- Western toad (*Anaxyrus boreas*) — SARA Schedule 1 Special Concern (2005); is reported extirpated (locally extinct) from the Riverview Lands however suitable habitat occurs on the lower wetland areas that are being restored. Toads return to traditional breeding sites and are vulnerable to road mortality during this time.